

AVAILABLE
TO VIEW

LUXURY TWO BEDROOM, GROUND FLOOR APARTMENT
WITH PATIO, EAST FACING OVERLOOKING
THE COURTYARD AND THE CLEVELAND HILLS



3 MIDDLETON WOODS - £295,000

LEASEHOLD, SERVICE CHARGE AND EVENT FEES APPLY (SEE KEY FACTS FOR FULL DETAILS)

An attractively presented, luxury ground floor , 2 bedroom modern apartment offering an ideal living space for a couple or a single person. It occupies an east facing aspect overlooking the courtyard and the Cleveland Hills.

Accommodation: Hallway Living /Dining Room Modern Fitted Kitchen
Two Bedrooms En-suite Bathroom Additional Shower Room
Patio to the front of the property

This property is offered with vacant possession and no onward chain.
To register your interest contact Caroline Soullier, Client Service Advisor,
Tel: 01325 332207 or Email: carolinesoullier@mhrv.co.uk



3 Middleton Woods 82m² = 882 sq ft

An attractively presented ground floor apartment with patio, this property has an east facing view overlooking the courtyard and the Cleveland Hills.

Entrance Hallway

Enter to a welcoming central hallway with a large storage cupboard.

Living Room / Dining Room 5.91m x 5.34m (19'5" x 17'6")

The living room is light and airy with a double glazed, patio door. This leads onto a sheltered, private patio overlooking the courtyard. The living room is also designed to incorporate a dining area. The kitchen leads off from the living area.

Kitchen 2.25m x 3.35m (7'5" x 11'0")

The kitchen houses modern fitted, oak effect wood units with chrome handles, pale laminate worktops, tiled effect nonslip cushion flooring, stainless steel sink & mixer tap, 45 cm dishwasher, integrated fridge freezer, washer/dryer, single oven, hob & extractor. There is recessed halogen lighting in the ceiling. There are plenty of double power points for electrical items.

Master Bedroom 3.05m x 4.86m (10'0" x 16'0")

This double bedroom is fully carpeted with two generous built in wardrobe spaces. Other features include a double glazed window, telephone connection point, TV point, double power points, radiator and 24 hour emergency call system.

En-suite Bathroom 2.74m x 2.25m (9'0" x 7'5")

The bathroom has a contemporary white suite, comprising a panel enclosed bath, a good sized, low access fully tiled shower unit, low level WC, and radiator. The flooring is an attractive stone effect, non-slip, cushion flooring.

Bedroom Two 2.95m x 2.64m (9'8" x 8'8")

A versatile room which could be used as either a bedroom or study and is fully carpeted.

Guest Shower Room 1.45m x 2.25m (4'9" x 7'5")

The shower room is fitted with a modern suite comprising of a large shower cubicle with shower, a wash hand basin, low level WC and radiator.

ADDITIONAL FEATURES

- Heating by electric boiler with traditional thermostatically controlled low surface temperature radiators
- Off peak hot water heating with daytime top up when required UPVC double glazed sealed units to all windows
- Adjustable ventilators to all windows
- Good levels of insulation
- CCTV
- 2 smoke detectors
- Allocated car parking space
- External lighting
- Key code access for security
- Emergency Call system to Middleton Hall
- Stairs and fully serviced lift to first floor apartments.



The elegant one and two-bedroom retirement apartments in Middleton Woods are substantially larger than typical retirement properties. Situated at the heart of the village in attractive landscaped grounds, the apartments are close to all the community facilities and at the hub of village life.

Location

Middleton Hall is an employee owned, multi-award-winning retirement village situated in Middleton St George. It provides a vibrant retirement community for the over 55s, where residents can live active and fulfilling lives.



Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities. These include a restaurant, the Orangery (bar, café and shop) library, art studio and Middleton Spa - a leisure complex including a pool, spa, studio, gym, hairdressing salon and beauty treatment rooms. The grounds include a sports area with an all-weather bowling green, croquet, pitch and putt golf course, a putting green, a boules pitch and sports pavilion.

There is also an allotment area where residents can cultivate raised beds to produce their own vegetables and flowers.

Clarification

These sales particulars have been prepared as a general guide to the property and Middleton Hall Retirement Village and must be read in conjunction with the Key Facts document detailing the service charge and other costs. Room sizes are approximate, taken between internal wall surfaces. Every effort was made to ensure this information was accurate at time of going to print.

Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA
Tel: 01325 332207 Web: www.middletonhallretirementvillage.co.uk

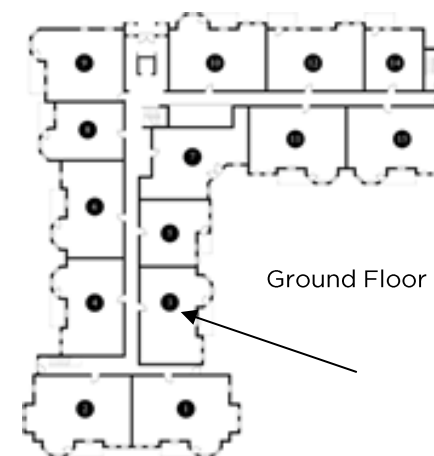
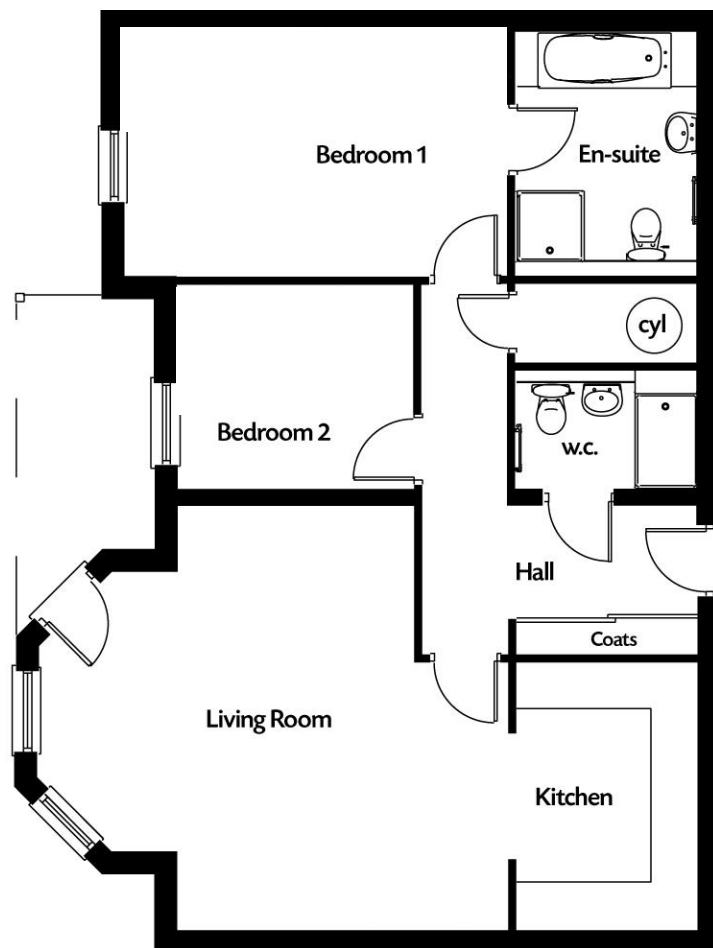
Middleton Hall Ltd Registered in England & Wales No. 65737
VAT Registration Number 915 8281 11

Registered Office: Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HA



APARTMENT 3

LOCATED ON THE GROUND FLOOR OF MIDDLETON WOODS, THIS SPACIOUS TWO BEDROOM PROPERTY IS EAST FACING OVERLOOKING THE COURTYARD AND THE CLEVELAND HILLS.



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KEY FACTS SHEET

PROPERTY DETAILS – 3 MIDDLETON WOODS

		Further Information
Retirement Community & Operator	Middleton Hall Retirement Village operated by Middleton Hall Ltd	
Landlord	Middleton Hall Ltd	
The Waterside	Middleton Woods development consists of 29, 1 or 2 bedroom apartments built on two floors. All properties either have a balcony or patio.	
Accommodation Address	3 Middleton Woods, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HQ	
Occupancy	No limit for the number of occupants	
Property Type & Tenure	Apartment – see sales details for more information Leasehold: 125 years from 1 st January 2007	
Property Status	Pre-owned	
Integrated Retirement Community (IRC)	Middleton Hall Retirement Village is an ARCO registered Integrated Retirement Community (IRC) under the ARCO Consumer Code.	www.arcouk.co.uk
Care & CQC	Middleton Hall does not currently provide domiciliary care. A list of providers is available on the CQC website. Residential care is provided at Middleton Hall (Registered with the CQC).	

COST OF MOVING INTO THE PROPERTY

		Further information
Purchase price	£295,000	• Individual sales leaflet
Deposit	Individually agreed with seller where applicable	• Individual sales leaflet
Removal costs	To be organised by purchaser directly with removal firm.	
Solicitor fees	Purchaser to appoint solicitors and agree fees and disbursements directly.	
Stamp duty (SDLT)	Payable according to property value this can be calculated at www.gov.uk/stamp-duty-land-tax	• www.gov.uk/stamp-duty-land-tax
Landlords charge for replies to legal enquiries	No fee payable	
Healthcare needs assessment costs	No fee payable	
Fee for engrossment of Deed of Covenant	No fee payable	

MIDDLETON WOODS - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Service Charge	£7,346 per annum for 2023/24	<ul style="list-style-type: none"> • Annual letter between landlord and purchaser • Charges explained
Ground Rent	Not applicable	<ul style="list-style-type: none"> •
Buildings Insurance	Included in the service charge	<ul style="list-style-type: none"> • Purchaser information pack • Information guide
Water Charges	Included in the service charge	<ul style="list-style-type: none"> • Purchaser information pack • Information guide
Amenities	Middleton Spa including Pool, Gym and Studio, Library, Minibus, The Orangery, Restaurant, Gardens with Bird Hide, Bowls, Golf and Boules.	<ul style="list-style-type: none"> • Set out in lease • Purchaser information pack
Additional Costs	Services set out in Price List (updated annually) and charged separately according to service purchased.	<ul style="list-style-type: none"> • See service price list for applicable charges

MIDDLETON WOODS - COSTS FOR WHICH YOU ARE RESPONSIBLE TO THIRD PARTIES

		Further information
Utility Bills	Electricity, Telephone, Broadband chosen and paid for by residents.	<ul style="list-style-type: none"> • Information guide
Council Tax	Band D, currently £2,174.40 for 2023/24 (25% discount for single person occupancy)	<ul style="list-style-type: none"> • Darlington Borough Council • Individual sales particulars
Telephone/Broadband services	Resident arranges service with chosen supplier direct.	
TV/Satellite TV	All properties are connected to a central TV and Satellite system. Resident arranges services with satellite company directly but are connected to communal aerial.	
TV Licence	Resident arranges service through TV Licencing.	<ul style="list-style-type: none"> • www.tvlicencing.co.uk

OTHER KEY LEASE TERMS

		Further information
Visitors	Short term visitors are permitted.	<ul style="list-style-type: none"> • Lease • Information guide
Sub-letting	Under the terms of the lease only with the agreement of Middleton Hall. Costs would be individually agreed on sublet.	<ul style="list-style-type: none"> • Lease
Village Regulations	Apart from obligations set out in the lease, additional village regulations are published in the information guide which is updated as applicable.	<ul style="list-style-type: none"> • Information guide
Changes to the property	Any structural alterations to the property must be approved by Middleton Hall. Quotes can be obtained for approved work.	<ul style="list-style-type: none"> • Lease • Purchaser information pack • Information guide

OTHER KEY LEASE TERMS

		Further information
Pets	Pets may only be kept in the ground floor apartments. Written permission must be obtained to keep any pets in the premises or on the Estate.	<ul style="list-style-type: none"> • Lease • Purchaser information pack
Other costs	Each property has a liability for excess costs over the balance of the contingency fund for major capital expenditure.	<ul style="list-style-type: none"> • Purchaser information pack • Information Guide

INSURANCE

		Further information
Landlords/Buildings insurance	The Landlord is required to insure the buildings and structure, under the terms of the lease, including Public Liability Insurance, Employers' Liability Insurance and other usual insurance cover.	<ul style="list-style-type: none"> • Insurance policy and policy schedule
Contents Insurance	The resident is responsible for insuring their contents to include 'white goods' in the kitchen and other moveable assets.	<ul style="list-style-type: none"> • Individual sale particulars • Information guide
Warranty	No warranty applies to this property.	<ul style="list-style-type: none"> • Individual sale particulars • Purchaser information pack

FURNISHING YOUR PROPERTY

		Further information
Furnishings	No furniture is provided unless specified in the sales particulars	<ul style="list-style-type: none"> • Individual sale particulars

MOVING OUT OF THE PROPERTY – INCLUDING EVENT FEES

		Further information
Restrictions on resale	All prospective purchasers have to be approved by Middleton Hall and meet appropriate criteria – age (55 years and over), health and financial assessment.	<ul style="list-style-type: none"> • Lease • Purchaser information pack
Sales Agency and Fee	Middleton Hall offers a sales agency service, we currently charge commission of 2% plus VAT. If subsequently you appoint an additional agent the 2% plus VAT will still apply. Alternatively, you have the right to appoint an outside agent.	<ul style="list-style-type: none"> • Estate Agency Contract • Purchaser information • Frequently asked questions
Lease Reassignment Fee	On each re-assignment there is a fee of 1% of the sale price for the re-assignment of the lease.	<ul style="list-style-type: none"> • Lease • Purchaser information pack
Contingency Fund	On each re-assignment there is a contingency fund fee of 1% of the sale price to cover long term repairs. The current balance at January 2024 is £48,548.95 and is held by Middleton Hall Ltd.	<ul style="list-style-type: none"> • Lease • Purchaser information pack

MOVING OUT OF THE PROPERTY – INCLUDING EVENT FEES

		Further information
Energy Performance Certificate	Landlord can arrange this at vendor's cost as agreed within the sales agency agreement.	<ul style="list-style-type: none"> • www.gov.uk/buy-sell-your-home/energy-performance-certificates
Refurbishment Costs	The property can only be sold when put back in good condition at vendors own cost. Where unauthorised alterations have been made to the property the scope and cost for vendor to be agreed when agreeing sales agency agreement.	<ul style="list-style-type: none"> • Lease • Purchaser information pack • Information guide
Ongoing Fees	Ongoing fees (service charge etc) remain payable until the property is re-sold.	<ul style="list-style-type: none"> • Lease • Purchaser information pack • Information guide
Solicitor Fees	Vendor to appoint solicitors and agree fees direct.	

We advise customers to seek independent advice, support and representation as appropriate prior to a move to Middleton Hall Retirement Village.



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Energy performance certificate (EPC)

Apartment 3 Middleton Woods
Middleton Hall Retirement Village
Middleton St. George
DARLINGTON
DL2 1HQ

Energy rating

C

Valid until: 7 November 2032

Certificate number: 0632-7829-2209-0568-1202

Property type

Ground-floor flat

Total floor area

81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

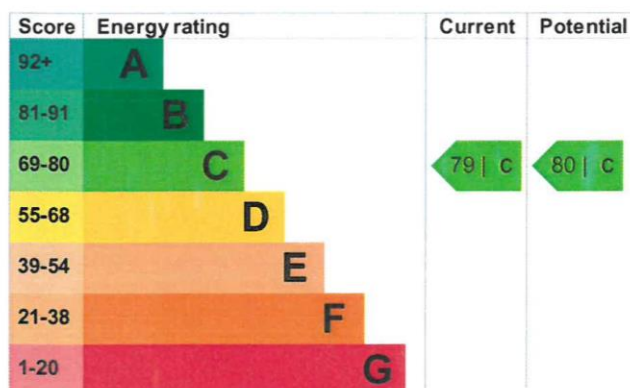
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, electric	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is C. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
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This property produces	2.9 tonnes of CO2
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This property's potential production	2.7 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (79) to C (80).

Step	Typical installation cost	Typical yearly saving
1. Heat recovery system for mixer showers	£585 - £725	£39

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£714
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Potential saving	£38
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

(<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	2168 kWh per year
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Water heating	2871 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Elaine Currington
Telephone	07852 570659
Email	elainecurrington@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/021138
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	8 November 2022
Date of certificate	8 November 2022
Type of assessment	RdSAP