

CALL
01325 332207 TO
ARRANGE A VISIT


MIDDLETON WOODS
SECURITY, INDEPENDENCE AND BEAUTIFUL SURROUNDINGS


APPROVED
OPERATOR

ELEGANT ONE AND TWO BEDROOM APARTMENTS, ON
TWO FLOORS ALL WITH A PATIO OR BALCONY



PROPERTIES IN MIDDLETON WOODS START FROM £155,000
FOR A ONE BEDROOM APARTMENT AND £280,000 FOR TWO
BEDROOM APARTMENTS

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

One bedroom apartment accommodation includes

Entrance hall Living/dining room Modern fitted kitchen Master Bedroom
Bathroom Patio or balcony

Two bedroom apartment accommodation includes

Entrance hall Living/dining room Modern fitted kitchen Master Bedroom with en-suite
Guest bedroom/study Guest shower room Patio or balcony

To register your interest contact Caroline Soullier, Client Service Advisor,
Tel: 01325 332207 or Email: carolinesoullier@mhrv.co.uk

Middleton Woods 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.

Features common to all apartments include:

Entrance Hallway

Enter to a welcoming central hallway with a large storage, the hot cupboard that houses the water cylinder and, for first floor apartments access to a loft space.

Living Room / Dining Room

The living rooms are light and airy with a double-glazed, patio door. Leading onto the private patio or balcony with space for a table and chairs as well as a selection of pot plants. Other features include fully fitted carpets and coving to the ceiling. The living room is also designed to incorporate a dining area with the kitchen leading off.

Kitchen

The good-sized kitchens are fitted with a comprehensive range of wall, floor and drawer units. Integrated appliances including a single oven and hob with extractor hood, fridge/freezer, a washer/dryer and many have a dishwasher.

Master Bedroom

Double bedroom is fully carpeted with two generous built in wardrobes. 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 or Separate Bathroom

The bathrooms have a modern suite comprising of a bath, shower, a wash hand basin, low level WC and radiator.

For two bedroom apartments:

Guest Bedroom or Study

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

Guest Shower Room

The shower room is fitted with a shower, 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.





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

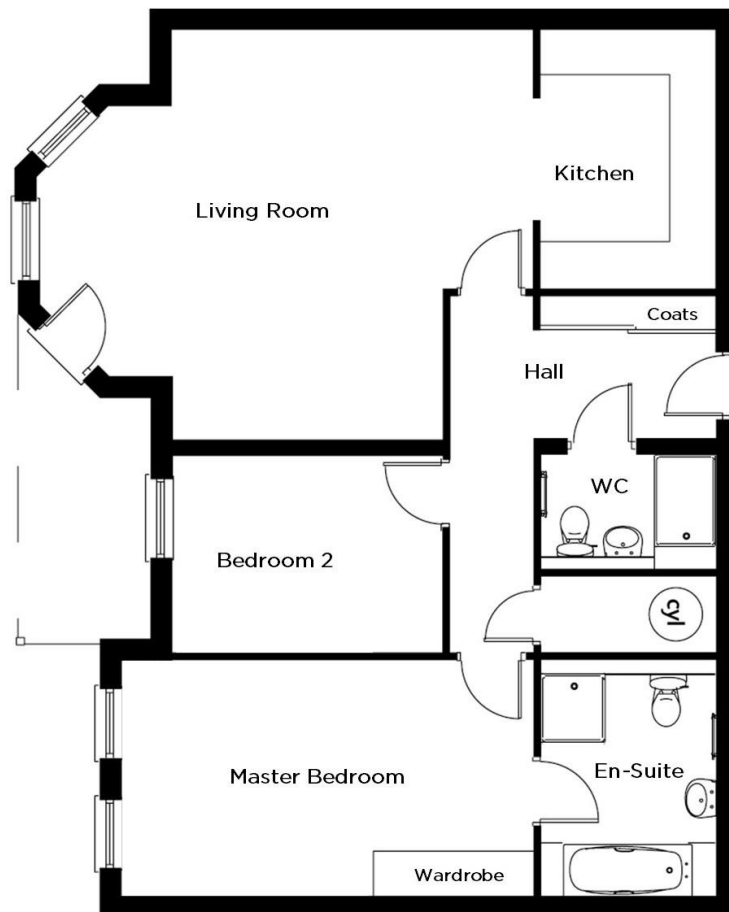
Middleton Hall Ltd Registered in England & Wales No. 65737
VAT Registration Number 915 8281 11

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

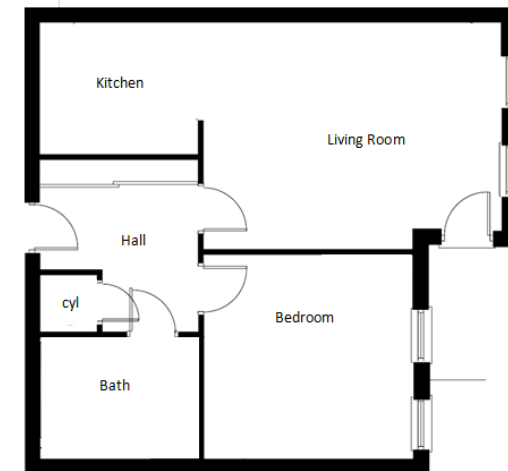


EXAMPLES OF APARTMENT PLANS IN MIDDLETON WOODS

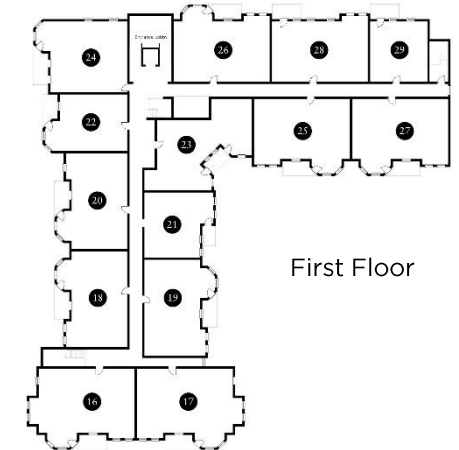
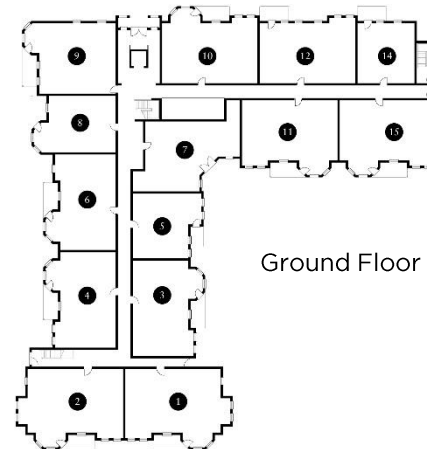
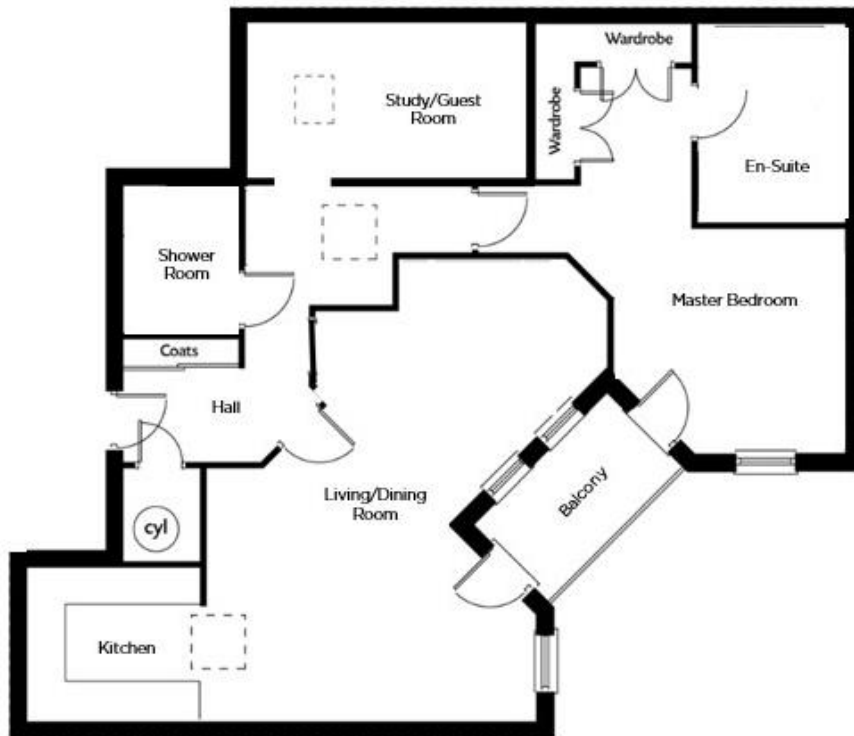
Example of a two bedroom apartment



Example of a one bedroom apartment



Example of a corner apartment, four different individually styled apartments offered.



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KEY FACTS SHEET

PROPERTY DETAILS

		Further Information
Retirement Community & Operator	Middleton Hall Retirement Village operated by Middleton Hall Ltd	
Landlord	Middleton Hall Ltd	
Middleton Woods	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	Middleton Woods, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HQ	
Property Type & Tenure	Apartment – see sales details for more information Leasehold: 125 years from 1 st January 2007	
Occupancy	No limit for the number of occupants	
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	From £155,000 for a one bedroom apartment From £280,000 for a two bedroom apartment	• 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 • Purchaser information
Ground Rent	Not applicable	
Buildings Insurance	Included in the service charge	<ul style="list-style-type: none"> • Purchaser information • Information guide
Water Charges	Included in the service charge	<ul style="list-style-type: none"> • Purchaser information • 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
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 C, currently £1,932.80 for 2023/24 Band D, currently £2,174.40 for 2023/24 Band E, currently £2,657.60 for 2023/24	<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 • 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
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• 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">• Brochure information• Information guide
Warranty	No warranty applies to the apartments.	<ul style="list-style-type: none">• Brochure information• Purchaser information

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
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
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

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• 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• 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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