

AVAILABLE  
TO VIEW

HIGH QUALITY, FIRST FLOOR, ENERGY EFFICIENT, SOUTH FACING  
SEMI-DETACHED SINGLE STOREY APARTMENT



## 26B THE WATERSIDE – £285,000

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

Accommodation includes:

Entrance Stairway

Large Living /Dining Room

Fitted Kitchen

Master Bedroom with en-suite Shower Room

Second Bedroom/Study and Guest Shower Room

Plant Room

Balcony to the south of the property

Electric car charging point

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





## 26B The Waterside

118 m<sup>2</sup> – 1270 sq. ft

The Waterside is an award-winning development featuring highly insulated homes in a landscaped setting. The property has 28 dedicated photo voltaic panels generating free electricity. Other energy efficient features include double cavity wall insulation, triple glazing to all windows, a mechanical ventilation and heat recovery system and a highly efficient modern electric radiator heating system. The property is fully carpeted and tastefully decorated in neutral tones.

### THE PROPERTY

#### Entrance Stairway

Enter to a wide stairway leading into a large sunlit living area. Fitted power supply for a stairlift.

#### Living Room / Dining Room 8.10m x 5.40m (26'7" x 17'9")

The beautifully presented living room has a bright open outlook with ample room for both a sitting room and dining area. The French door leads to the south facing balcony with space for a variety of garden furniture as well as planters and pots.

#### Kitchen

3.85m x 3.00m (12'8" x 9'10")

A fitted kitchen opens off the living room. The kitchen includes wood effect worktops, stainless steel sink, built-in double oven, four ring ceramic hob with extractor hood over, built in washing machine/dryer, a standalone fridge/freezer, slim line dishwasher and plenty of cream fronted fitted storage units.

#### Bedroom One

5.10m x 4.50m (16'9" x 14'9")

A large double master bedroom with en-suite.

#### En-suite Shower Room

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

#### Bedroom Two

4.00m x 3.95m (13'1" x 13'0")

A versatile room which could be used as either a bedroom or study.

#### Guest Shower Room

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 towel radiator.

#### Plant Room

The plant equipment is housed in the corner of the dormer and includes the internal heating systems, hot water tank and balancing tanks.





### ADDITIONAL FEATURES

2 smoke detectors and 1 carbon monoxide detector, external lighting, CCTV and an emergency call system to Middleton Hall.

An electric car charging point is fitted to the parking area at the front of the property.

All fixed landscaping around the property is maintained by Middleton Hall.

### 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.

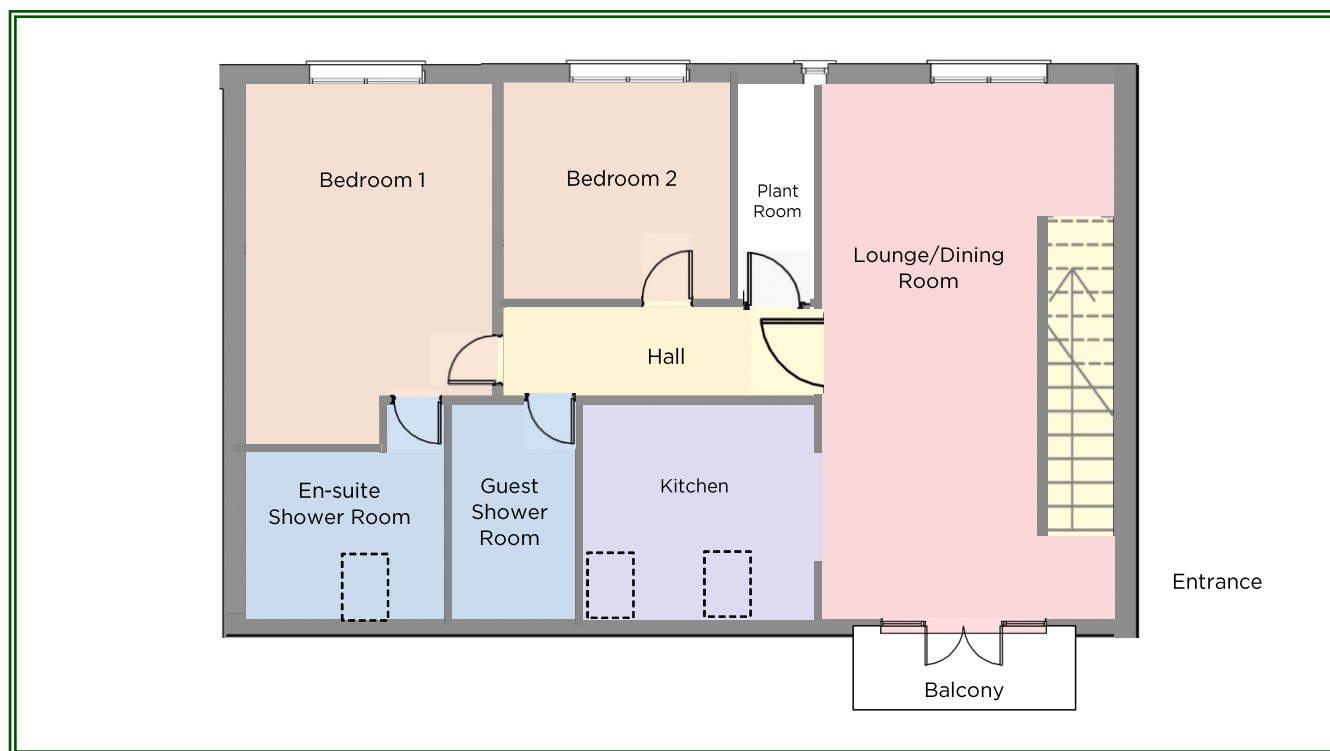
Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham DL2 1HA  
Tel: 01325 332207 Web: [www.middletonhallretirementvillage.co.uk](http://www.middletonhallretirementvillage.co.uk)

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



## 26B THE WATERSIDE



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# KEY FACTS SHEET

## PROPERTY DETAILS – 26B THE WATERSIDE

		Further Information
Retirement Community & Operator	Middleton Hall Retirement Village operated by Middleton Hall Ltd	
Landlord	Middleton Hall Ltd	
The Waterside	The Waterside development consists of 37, 2 bedroom properties with further rooms where a dormer has been added	
Accommodation Address	26B The Waterside, Middleton Hall Retirement Village, Middleton St George, Darlington, Co Durham, DL2 1HT	
Occupancy	No limit for the number of occupants	
Property Type & Tenure	First floor property Leasehold: 125 years from 1 <sup>st</sup> January 2013	
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.	<a href="http://www.arcouk.co.uk">www.arcouk.co.uk</a>
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	£285,000	• 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 <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>	• <a href="http://www.gov.uk/stamp-duty-land-tax">www.gov.uk/stamp-duty-land-tax</a>
Landlord 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	



## THE WATERSIDE - COSTS AND SERVICES PROVIDED BY MIDDLETON HALL

		Further information
Service Charge	£6,502 per annum for 2023/24	<ul style="list-style-type: none"> <li>• Annual letter between landlord and purchaser</li> <li>• Purchase Process</li> </ul>
Ground Rent	Not applicable	
Buildings Insurance	Recharged for each individual property annually.	<ul style="list-style-type: none"> <li>• Purchase Process</li> <li>• Information guide</li> </ul>
Infrastructure Charge	To pay for the infrastructure of The Waterside and new facilities on site, all properties are liable for a charge for the cost of maintaining the infrastructure. £1,767.24 per annum for 2023/24 Alternatively, this can be paid on resale of the property.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchase Process</li> </ul>
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"> <li>• Set out in lease</li> <li>• Purchase Process</li> </ul>
Additional Costs	Services set out in Price List (updated annually) and charged separately according to service purchased.	<ul style="list-style-type: none"> <li>• See service price list for applicable charges</li> </ul>

## THE WATERSIDE - COSTS FOR WHICH YOU ARE RESPONSIBLE TO THIRD PARTIES

		Further information
Utility Bills	Water, Electricity, Telephone, Broadband chosen and paid for by residents.	<ul style="list-style-type: none"> <li>• Information guide</li> </ul>
Feed in Tariff (FiT)	Not applicable	<ul style="list-style-type: none"> <li>• Information guide</li> </ul>
Council Tax	Band D, currently £2,174.40 for 2023/24	<ul style="list-style-type: none"> <li>• Darlington Borough Council</li> </ul>
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"> <li>• <a href="http://www.tvlicencing.co.uk">www.tvlicencing.co.uk</a></li> </ul>

## OTHER KEY LEASE TERMS

		Further information
Visitors	Short term visitors are permitted.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Information guide</li> </ul>
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"> <li>• Lease</li> </ul>

## OTHER KEY LEASE TERMS

		Further information
Pets	Written permission must be obtained to keep any pets in the premises or on the Waterside or Estate	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchase Process</li> </ul>
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"> <li>• Lease</li> <li>• Purchase Process</li> <li>• Information guide</li> </ul>
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"> <li>• Information guide</li> </ul>

## INSURANCE

		Further information
Landlord/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"> <li>• Insurance policy and policy schedule</li> </ul>
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"> <li>• Brochure information</li> <li>• Information guide</li> </ul>
Warranty	This property is covered by a 10 year LABC warranty from 6 <sup>th</sup> September 2017	<ul style="list-style-type: none"> <li>• Brochure information</li> <li>• Purchase Process</li> <li>• Information guide</li> <li>• Home-owner's manual</li> </ul>

## FURNISHING YOUR PROPERTY

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

## 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"> <li>• Lease</li> <li>• Purchase Process</li> </ul>
Sales Agency and Fee	Under the lease, the landlord has the right to act as agent exclusively for the first 6 months. There is a stand-alone sales agency agreement with vendor. Middleton Hall currently charges 2% of sales price (subject to VAT)	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchase Process</li> </ul>

## MOVING OUT OF THE PROPERTY – INCLUDING EVENT FEES

		Further information
Infrastructure Charge	This charge contributes to the costs of maintaining the Waterside. Option 1: Pay on resale as a percentage of the original purchase price, increasing by 0.5% per year, capped at 5%, plus 25% of any capital gain. Option 2: Pay each year, the amount due increasing annually by RPI. Annual charge 2023/24: £1,767.24. See Purchaser Information for examples.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchase Process</li> <li>• Charges explained</li> </ul>
Energy Performance Certificate	Landlord can arrange this at vendor's cost as agreed within the sales agency agreement.	<ul style="list-style-type: none"> <li>• <a href="https://www.gov.uk/buy-sell-your-home/energy-performance-certificates">www.gov.uk/buy-sell-your-home/energy-performance-certificates</a></li> </ul>
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"> <li>• Lease</li> <li>• Purchase Process</li> </ul>
Ongoing fees	Ongoing fees (service charge etc) remain payable until the property is re-sold.	<ul style="list-style-type: none"> <li>• Lease</li> <li>• Purchase Process</li> </ul>
Solicitor Fees	Vendor to appoint solicitor 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



26b, The Waterside, Middleton Hall Retirement Village, DARLINGTON, DL2 1HT

Dwelling type: Top-floor flat  
Date of assessment: 03 July 2017  
Date of certificate: 03 July 2017

Reference number: 8906-8675-8239-2607-9333  
Type of assessment: SAP, new dwelling  
Total floor area: 122 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

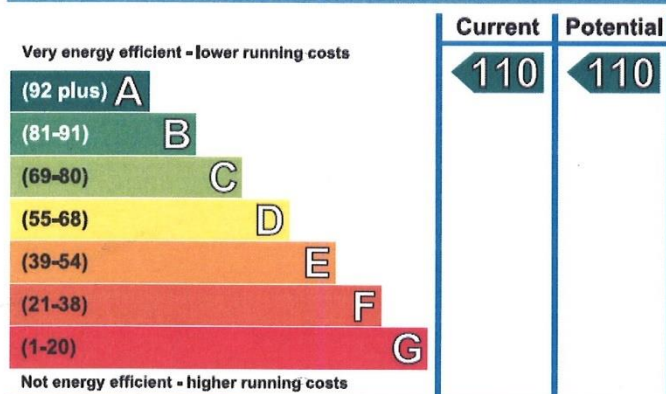
£ 1,863

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	Not applicable
Heating	£ 639 over 3 years	£ 639 over 3 years	
Hot Water	£ 957 over 3 years	£ 957 over 3 years	
<b>Totals</b>	<b>£ 1,863</b>	<b>£ 1,863</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.10 w/m <sup>2</sup> k	★★★★★
Roof	Average thermal transmittance 0.11 w/m <sup>2</sup> k	★★★★★
Floor	Average thermal transmittance 0.11 w/m <sup>2</sup> k	★★★★★
Windows	High performance glazing	★★★★★
Main heating	Room heaters, electric	—
Main heating controls	Programmer and appliance thermostats	★★★★☆
Secondary heating	None	—
Hot water	Electric immersion, standard tariff	—
Lighting	Low energy lighting in all fixed outlets	★★★★★
Air tightness	Air permeability 4.0 m <sup>3</sup> /h.m <sup>2</sup> (assessed average)	★★★★☆

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Current primary energy use per square metre of floor area: -48 kWh/m<sup>2</sup> per year

## Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Solar photovoltaics

## Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

## Heat demand

Space heating (kWh per year)	1,171
Water heating (kWh per year)	2,052

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

None.



## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by NES. You can obtain contact details of the Accreditation Scheme at [www.nesltd.co.uk](http://www.nesltd.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** NHER004420  
**Assessor's name:** Mr Chris Luke  
**Phone number:** 07885 261960  
**E-mail address:** [cluke@dewpointenergy.co.uk](mailto:cluke@dewpointenergy.co.uk)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.0 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

Current rating **109**

