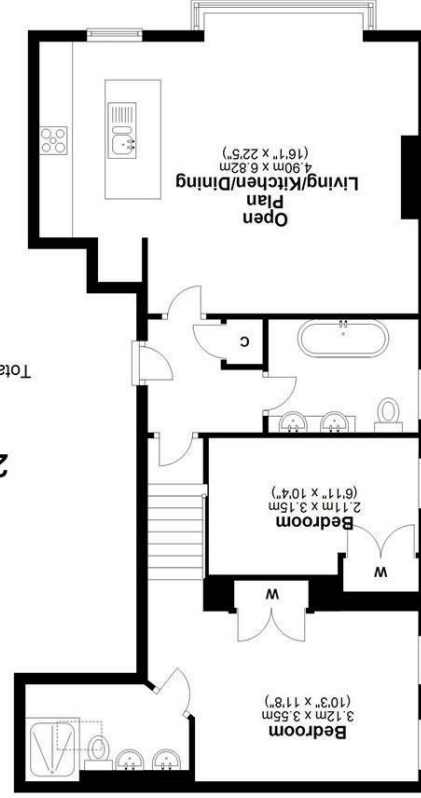


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

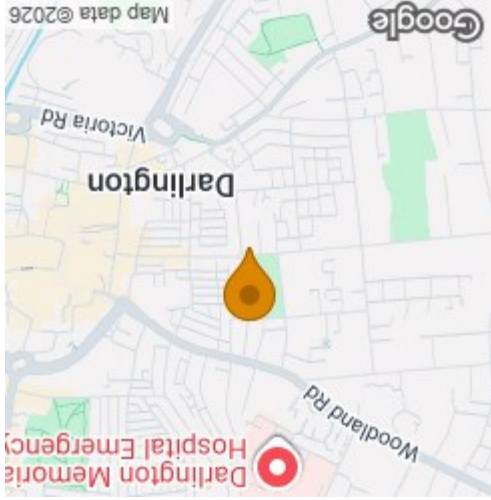
**Disclaimer Notice**

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



Total area: approx. 75.8 sq. metres (815.9 sq. feet)

**Forsyth House  
28 Stanhope Road South  
Darlington**



Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
78	68
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	



**FORSYTH HOUSE 28 STANHOPE ROAD SOUTH**

Darlington, County Durham DL3 7SQ



# FORSYTH HOUSE 28 STANHOPE

Darlington, County Durham DL3 7SQ

This spacious two bedroom property offers an open plan living/ dining/ kitchen which is strategically separated to offer a contemporary kitchen, with integrated appliances and space for an American style fridge freezer and Rangemaster cooker as well as dining and seating areas. Beyond the living space there is a prestigious Master bedroom, with an apex ceiling, fitted wardrobes and a slate tiled wet room with glass double basins, as well as a guest bedroom which can solely utilise the house bathroom with roll top freestanding bath. Situated within a Grade II Listed building, Forsyth House offers an abundance of character features including; corning and ceiling rose details, marble feature fireplace and bay and sash windows, which compliment the contemporary décor well. Finally, there are well maintained communal areas including the staircase and hallways, parking and a shared patio seating area which can be utilised by the five apartments. Forsyth House also has an allocated parking space with additional areas available for visitors. A great property for wide range of buyers, looking for a low maintenance base, close to amenities and good commuting links.



**GSC GRAYS**

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#### Situation & Amenities

A1(M) 2.5 miles, Stockton on Tees 14 miles, Barnard Castle 16 miles, Durham 25 miles, Newcastle Upon Tyne 38 miles, York 53 miles and London Kings Cross from Darlington Rail Station is accessed in 3 hours. Please note all distances/timings are approximate. Darlington offers a wide range of amenities including shops, bars, restaurants and supermarkets, both independents and national brands.

#### Accommodation

Solid timber door which provides communal access into the building. There is an entrance hallway with a period spindle staircase leading up to the first floor with access to one of the neighbouring apartments and Forsyth House.

#### Apartment Accommodation

Solid timber door leads into the entrance hall.

#### Entrance Hall

With doors leading to the living accommodation, two bedrooms and house bathroom, storage cupboard housing the gas combi-boiler, wood-effect flooring and radiator.

#### Living/Dining/Kitchen

A good range of wall and base units, with a high gloss mocha coloured frontage and solid work surfaces as well as an island matching the units with two pop up plug sockets and feature lighting. Integrated appliances include dishwasher, washer/dryer, American style LG fridge and freezer. Range style cooker with glass splashback and stainless steel extractor hood. A stainless steel one and a half sink unit with mixer tap and drainer, wood effect flooring, three radiators and sash window overlooking the front and towards Stanhope Road South. The dining and living area has a bay window overlooking the parking and Stanhope Road South and beyond, corning detail, ceiling rose, cast iron feature fireplace with a marble surround and tiled hearth, built-in sound system and wood effect flooring.

#### House Bathroom

A white suite comprising a free standing bath with shower above, double contemporary basins set on tiled unit and a low level WC. Frosted glazed sash window to the side, tiled walls and flooring, chrome heater tile rail, built-in sound system, spot lighting, extractor fan and shaving point.

#### Bedroom One

Steps lead down into the double bedroom with two sash windows to the side, Apex height ceiling, built-in sound system and built-in wardrobe/storage, radiator and a door leading into the en-suite shower room.

#### En-Suite Shower Room

A wet room style walk-in shower with a contemporary shower head, double cotemporary wall mounted glass basins, low level WC, slate tiling to the walls and floor, chrome heated towel rail, extractor fan, spot lighting, feature mirrored alcoves with shelving and lighting, shaving point and a frosted glazed Velux window.

#### Bedroom/Office

Sash window to the side, fitted cupboards and wardrobe, wood effect flooring and a radiator.

#### Externally

The property has a shared parking area with an allocated parking space for one vehicle. There is additional visitor parking areas and a shared courtyard style garden which is utilised by Forsyth House and the neighbouring apartments, this area has block paving and a shared storage shed.

#### Tenure

The property is leasehold with vacant possession upon completion.

Agency note; Please be aware that this property has an AST stating from July 2025 for 12 months.

#### Lease

We understand there are 981 years remaining on the lease of the property and there is an annual variable service charge of £1,100 payable. The management company is Netherlaw Management. Further details regarding the service charge are available upon request.

#### Conditions of Sale - Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Local Authority and Council Tax Band

Darlington Borough Council 01325 405111.

The property is banded B.

