



# 23 GROVE PARK

Barnard Castle, County Durham DL12 8EW



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 23 GROVE PARK

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23 Grove Park is a first floor apartment situated in the sought after market town of Barnard Castle. The apartment benefits from a central position with just a short walk to the market town centre which offers a variety of amenities. The accommodation comprises; hall, living room, kitchen, two bedrooms, bathroom and communal gardens.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the wide variety of amenities on offer within the town, including the nearby Doctor's surgery, Morrisons supermarket and chemist. There are both independent and national retailers, coffee shops, public houses, eateries and gift shops. There is also the world renowned Bowes Museum, The Witham and various other attractions on offer.



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### Accommodation

With access through a communal entrance hall, stairs leading to flat and door leading into flat hallway.

### Communal Hall

With a door giving access to apartment number 23.

### Hall

With night storage heaters and doors leading to accommodation and storage cupboards which houses hot water cylinder.

### Bedroom One

A double bedroom overlooking the communal gardens with fitted wardrobes and night storage heater.

### Bedroom Two

With fitted wardrobes and views over the communal gardens and a night storage heater.

### Bathroom

With a WC, wash hand basin, panelled bath with electric shower over, tiled splashbacks and heated towel rail.

### Living Room

A spacious reception room with double doors leading onto the balcony where there are views over the communal gardens, and a door leading into the kitchen. Night storage heater

### Kitchen

A range of fitted wall and base units, electric hob, electric double oven, space and plumbing for washing machine, extraction fan, sink, drainer and mixer tap. Integrated fridge/freezer.

### Externally

Well maintained communal gardens.

### Tenure

The property is believed to be offered Leasehold (119 years remaining) with Vacant Possession upon completion. There is a service charge payable to Anchor Hanover which is currently £209.83 per calendar month. There is a sinking fund charge of 1.22% of purchase price payable to Anchor Hanover for every year of ownership.

### Agents Notes

Please note probate is pending, for further information contact GSC Grays.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

### Particulars

Particulars written in November 2023.

Photographs taken in November 2023.

### Services and Other Information

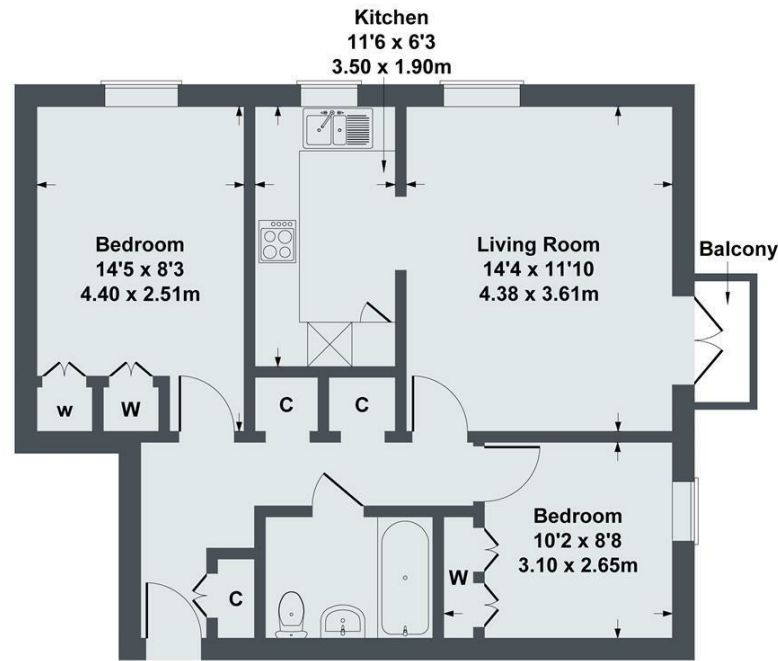
Mains electricity, drainage and water are connected. Night Storage Heaters.



# 23 Grove Park, Barnard Castle

Approximate Gross Internal Area

624 sq ft - 58 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Disclaimer Notice

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