



# 5 SUMMERLEA

Barnard Castle, County Durham DL12 8NY



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 5 SUMMERLEA

Barnard Castle, County Durham DL12 8NY

5 Summerlea is a superbly presented two bedroom ground floor apartment with parking and easy access to the centre of Barnard Castle. No onward chain.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate.

Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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### The property

This two bedroom ground floor apartment briefly comprises a communal entrance door, hallway, kitchen, living room, two bedrooms and a house bathroom. Externally, there is one designated parking space.

### Accommodation

With communal entrance doors leading to number 5, hallway with two built-in storage cupboards and door to kitchen. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, built-in electric oven, gas hob, integrated washing/drying machine and fridge/freezer with wall mounted gas central heating boiler. The living room has a window to front elevation. There are two bedrooms and a house bathroom which comprises a panelled bath with shower over, pedestal wash hand basin and low level WC.

### Externally

### Parking

The property benefits from one designated parking space.

### Tenure

The property is believed to be offered leasehold with vacant possession on completion. The lease is for a term of 999 years from December 2008, with approximately 982 years remaining. Service charge £620 per annum.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded B.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

### Particulars

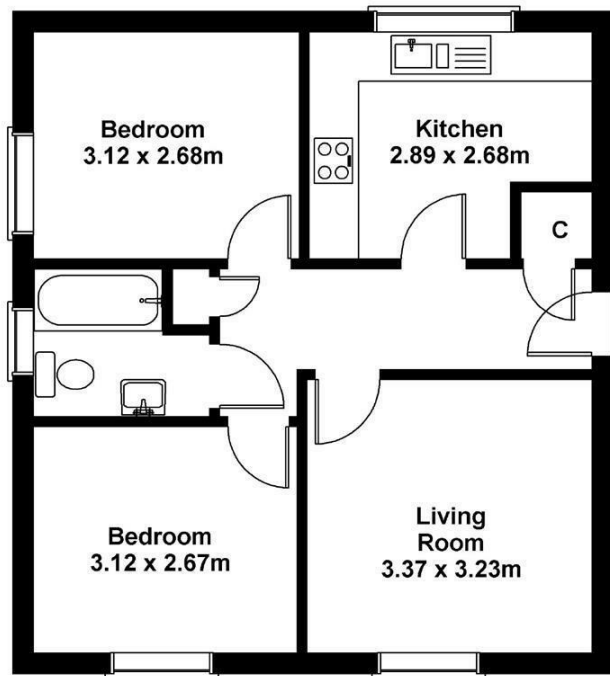
Particulars written in September 2025.  
Photographs taken in September 2025.

### 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.

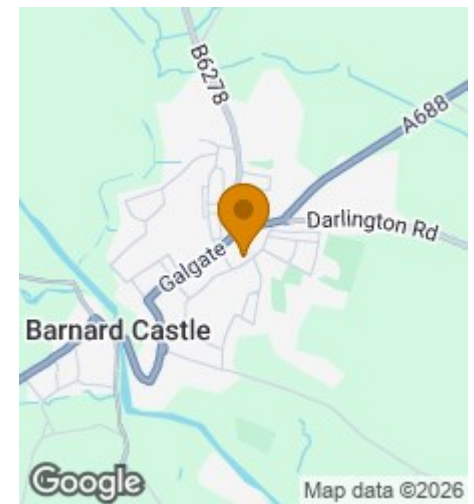


## 5 Summer Lea Barnard Castle



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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

GSC Grays gives notice that:

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.