

2 Bed Apartment

Darlington, United Kingdom



Offers over £160,000



2 Bedrooms



1.0 Bathrooms



Apartment

Property Description

Its rare to find an apartment that meets so many of the demands of more discerning buyers. Spruce Grove is one such residence.

Its location is superb. Situated in a very private cul de sac off the immensely popular Abbey Road, you are right in the heart of prime West End territory,

If easy living is key for you then its ground floor location will be of particular interest. Perhaps you want to enjoy a lovely setting with views onto expansive lawns set amongst the trees but don't want the work that goes with such a view. Perhaps being part of a community of owners taking shared responsibility of the upkeep and maintenance of the whole development is important. Maybe you just want one convenient monthly payment and for all this to be taken care of.

Whether you need level access or whether you're searching for a 'lock up and leave' Pied a Terre, again, this beautiful home satisfies all those needs and wants.

Approach from the front and into your front garden. Its evident that the current owners love this space and it offers a very private area to enjoy the morning sun with a cup of coffee and the iPad,

Once inside and you'll be struck by how spacious and light this home actually is. Very typical of the time it was built, all the rooms are generous to say the least.

To our right, we find the kitchen. Looking out over the front so easy to pass drinks or food for those times when being outside is essential.

As you'd expect of a home of this calibre, high-quality base and wall units are all around giving excellent storage and nice, tidy clean lines. The appliances are integrated so as not to spoil the aesthetic of the room.

Back to the hall through your high-quality oak veneered door and next into the lounge. Easily able to accommodate a dining room table and chairs it shows what an exceptional room this is. Large windows and French doors to the rear allow light to burst in whilst giving commanding views of the expansive communal lawn.

Out to the hall and next to the principle bedroom. Its easy to imagine sitting up in bed with a cup of coffee looking out of the large windows and into the communal gardens. The views are rarely bettered in houses at significantly higher price points.

Integrated wardrobes offer plenty of storage without compromising the floor space.

Out to the hall again and directly opposite into your shower room. A modern shower cubicle with 'cloud burst' shower head are a fabulous feature and great for those early mornings when another hour in bed would be most welcome.

The second bedroom completes what is a truly exceptional property.

We know that it is unlikely to be on the market long and we'd urge early viewing to avoid disappointment.

We Love: The front garden is much loved and access to the rear communal garden is super. However, with over 1000ft2 of high-quality, ground floor West End living space offering fabulous views of the garden, there's really not much not to love.

Ground Rent: £75 per month

Entrance hall

UPVC Door to front,
UPVC double glazed window to front,
Tiled flooring,
Wall Lights,
Doors to kitchen, living room, bedrooms and bathroom,
Storage cupboard housing combination boiler and consumer unit,
Access to additional cupboard,

Kitchen

A range of wall and base units,
UPVC double glazed window to front,
Composite 1.5 bowl sink/drainer,
Part tiled walls,
Tiled floor,
Serving hatch to lounge/diner,
Electric Oven,
Induction hob,
Cooker hood,
Integrated fridge/freezer,
Integral dishwasher,
Central heating radiator x2
Laminate work surfaces,
Oak veneered part glazed door to hall,
Spot lights,

Lounge/diner

UPVC double glazed window to rear,
UPVC double glazed French doors to rear and communal garden,
Laminate flooring,
Central heating radiators x 2
TV and telephone point,
Oak veneered door to hall,
Wall lights,

Bedroom 1

UPVC double glazed window to rear,
Fitted wardrobes,
Laminate flooring,
Central heating radiator,
Oak veneered door to hall,
Wall lights,

Bathroom 2

UPVC double glazed window to front,
Laminate flooring,
Central heating radiator,
Oak veneered door to hall,
Wall lights,

Opaque UPVC double glazed window to front,
Shower cubicle with cloud burst shower head,
Wash hand basin,
Extractor fan,
WC,
Shaver point,
Central heating radiator,
Tiled flooring,
UPVC double glazed window to rear,
Fitted wardrobes,
Tiled flooring,
Central heating radiator,
Oak veneered door to hall,

OUTSIDE

Garage

Allocated garage,
Power,
Light,
Up and Over door,

Front Garden

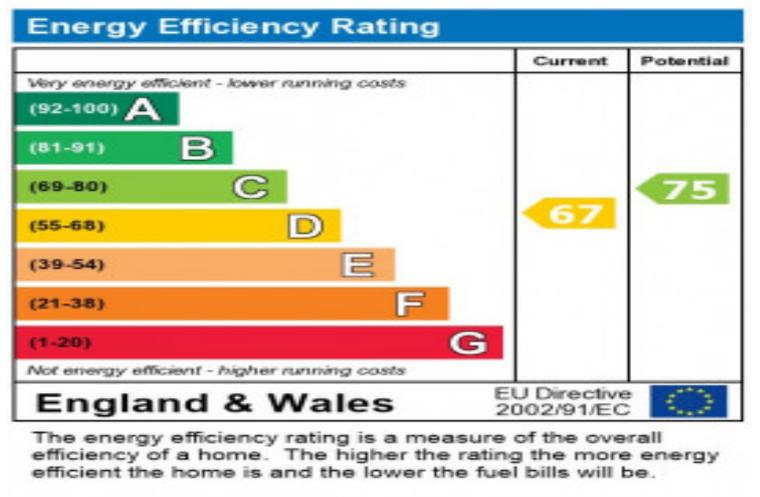
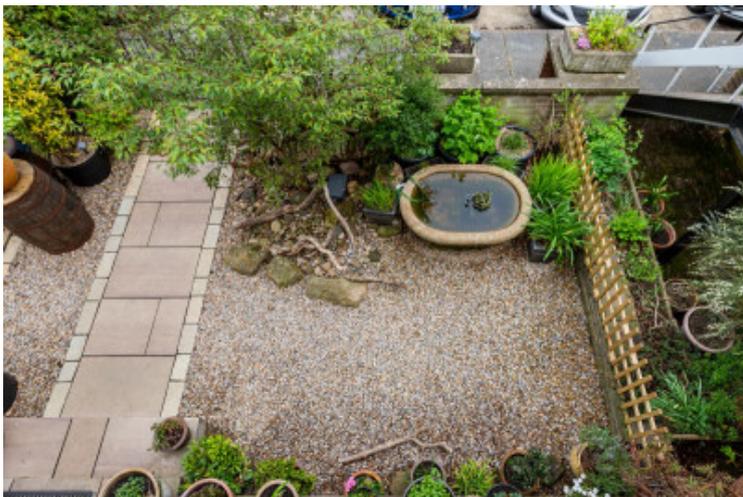
Masonry boundary wall with additional conifer and hedge boundary,
Decorative stone and flagstone patio,
Outside tap,
Outside Electric points,
Wrought iron gate

Please note

We understand from the owners that the property is owned on a leasehold basis with 952 years left to run.
Service charges are £75 per month and include ground rent and insurance.
Council Tax Band D

Photo Gallery





Property Details

- **Property Type:** Apartment
- **Location:** Darlington, United Kingdom
- **Price:** Offers over £160,000
- **Bedrooms:** 2
- **Bathrooms:** 1.0

Property Features

- Generous proportions
- Central location
- Detached garage
- Popular School Catchment Area
- Modern Neutral Decor
- Ground floor