



33-36

Estate Manager's Office
Flats 33 - 36

34 GROVE PARK

Barnard Castle, County Durham DL12 8EW



GSC GRAYS
PROPERTY • ESTATES • LAND

34 GROVE PARK

Barnard Castle, County Durham DL12 8EW

Situated within the main house of Grove Park sits this first floor apartment, overlooking the main courtyard and entrance. The accommodation comprises a spacious double bedroom, living room with open plan kitchen and bathroom. There is a generous amount of storage and cupboard space and the property is competitively priced allowing the new purchaser to make the property their own. Externally, there is a parking space for one vehicle and visitor parking as well. Residents of Grove Park can enjoy communal gardens and grounds which are maintained over a management company. Over 55s only.

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 amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

Entrance Hall

With door to entrance hall and doors to living room and bedroom, two useful storage cupboards, one housing hot water cylinder and a wall mounted night storage heater.

Living Room

With bay window to front elevation, night storage heater and open plan to kitchen.

Kitchen

The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with stainless sink unit, electric oven, hob, extractor hood, space for undercounter fridge, space and plumbing for washing machine.

Bedroom

With two double glazed windows to side elevation, night storage heater and fitted wardrobe.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level wc and window to side elevation.

Externally

The property enjoys the use of a well maintained communal garden, allocated parking for one vehicle and additional visitor parking is available.

Tenure

The property is believed to be offered leasehold with vacant possession on completion.

The lease has 117 years and 8 months remaining. Service Charge £209 per month.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

Particulars

Particulars written in December 2023.

Photographs taken in December 2023.

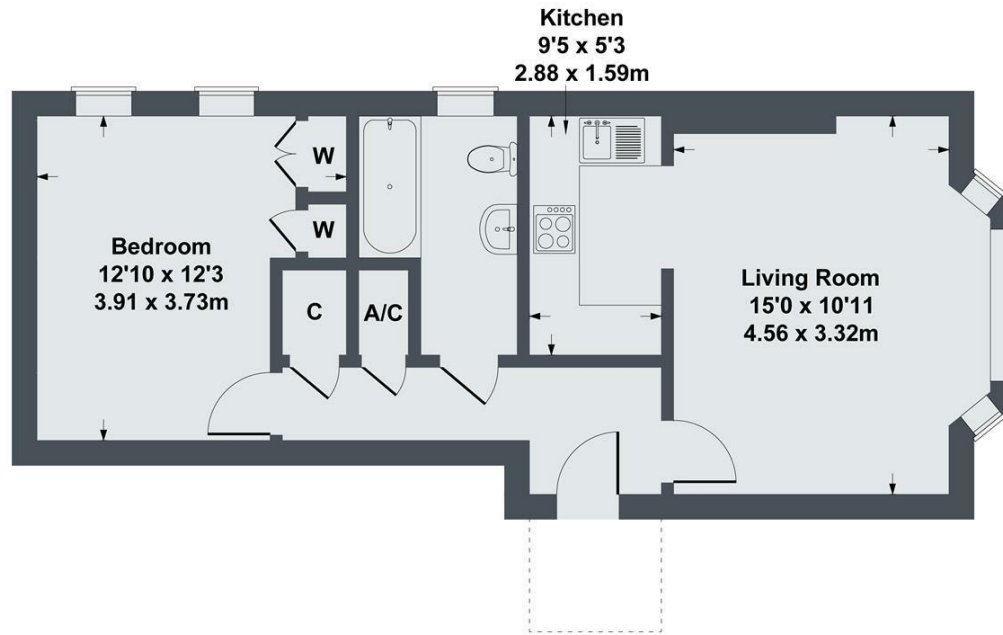
Services and Other Information

Mains electricity, drainage and water are connected. Electric central heating.



34 Grove Park, Barnard Castle

Approximate Gross Internal Area
511 sq ft - 47 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			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.