



# 11 THORNGATE MILL

Barnard Castle, County Durham DL12 8QD



**GSC GRAYS**

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A superbly presented apartment, situated in the exclusive and highly sought after Thorngate Mill development. The two bedroom property is situated on the second floor with a communal lift access and well located to take in the views across the river. The property is neutrally decorated throughout and benefits from an open plan living/ dining room, kitchen with integrated appliances, two double bedrooms, one with en-suite and a separate bathroom. Thorngate Mill is ideally located within walking distance of the wide array of amenities and countryside walks on the doorstep.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 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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### Accommodation

The property is accessed through a communal entrance to the ground floor. The property is situated on the second floor which can be approached either by the communal lift or stairway.

### Entrance Hallway

Solid front door leads into the entrance hallway with doors leading to the living accommodation, bedrooms, house bathroom and radiator.

### Living Room

With three windows overlooking the river from an elevated position. Space for a seating and dining area, exposed beam and three radiators.

### Kitchen

A matching range of wall and base units incorporating rolled edge work top, integrated appliances including a washer, fridge/freezer and dishwasher, Whirlpool microwave, AEG fan oven, four ring gas hob, stainless steel extractor hood, wall mounted combi-boiler, tiled splashbacks, tiled flooring and spotlights.

### Bedroom One

A double bedroom with two windows overlooking the river and across to Startforth. Fitted wardrobe, dressing table and drawers, exposed beams, radiator, door leading into the en-suite shower room.

### En-Suite Shower Room

A white suite comprising a step-in shower, low level WC, vanity wash hand basin with storage below, tiled flooring, extractor fan and chrome heated towel rail.

### Bedroom Two

A double bedroom with fitted wardrobe, dressing table and bedside cabinet, window to the front overlooking the river, radiator and exposed beam.

### Bathroom

A white suite comprising a panelled bath, pedestal wash hand basin, low level WC, chrome heated towel rail, partially tiled walls and flooring, extractor fan and spotlighting.

### Externally

The property is approached through a private wrought iron pedestrian gate with steps leading to the communal entrance. There is also wrought iron gates providing vehicular access into the communal parking area. The property has an allocated parking space for one vehicle. There is CCTV and a sheltered bin store.

### Tenure

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

We have been advised that the service charge and ground rent for 2023 was £2114.64.

We have been advised the property has 980 years remaining on the lease. First registered 31/08/2004 with a 999 year lease.

### 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 December 2023.

Photographs taken in December 2023.

### Services and Other Information

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

Please note this property cannot be used as a holiday let. It can however be let on an assured short-hold tenancy basis.



## 11 Thorngate Mill, Barnard Castle


Approximate Gross Internal Area  
689 sq ft - 64 sq m

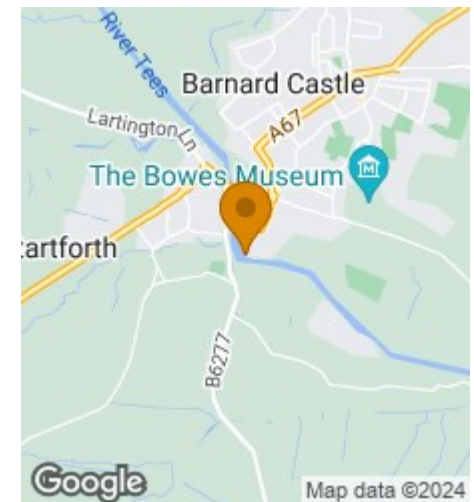


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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