



# 1 LOW MILL

Barnard Castle, County Durham DL12 8JN



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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# 1 LOW MILL

Barnard Castle, County Durham DL12 8JN

1 Low Mill is a charming ground floor apartment in the heart of the historic market town of Barnard Castle. The apartment offers the perfect peaceful retreat or a great addition to an investors portfolio. Low Mill is a serene location with easy access to local amenities.

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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### Accommodation

Upon entering the property the entrance porch provides access to the bathroom. The bathroom includes a step-in shower cubicle, WC, pedestal wash hand basin and a double glazed sliding sash window. The living room is a generous space with storage cupboard, double glazed sliding sash window. The adjoining kitchen has recently been renovated to a high standard with matching wall and base units, marble effect worktop, integrated washing machine, electric oven, hob and extractor fan. A spacious bedroom is to the rear of the property with two double glazed sliding sash windows.

### Externally

Low mill is accessed via a private courtyard with one allocated parking space.

### Tenure

The property is believed to be offered leasehold with vacant possession on completion. 999 year lease commencing 1992 with a service charge of £75 pcm.

### 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 August 2024.

Photographs taken in August 2024.

### Services and Other Information

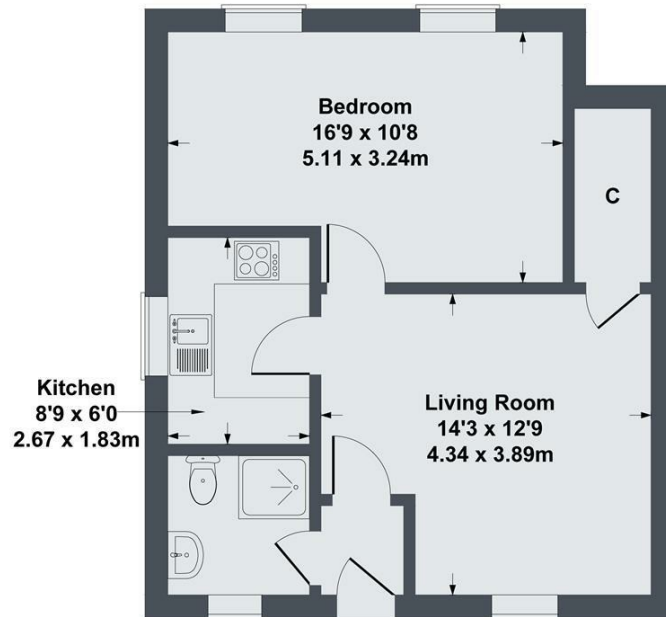
Mains electricity, gas and drainage, and water are connected. Gas fired central heating





# 1 Low Mill, Barnard Castle

Approximate Gross Internal Area  
474 sq ft - 44 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. 2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 75        |
| (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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1. These particulars are a general guide only and do not form any part of any offer or contract.
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