





Located in the ever popular area of Mayfield, in the prestigious WEST END of town. This impressive ground floor apartment offers a delightful living experience with views over mature, established communal gardens. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The fitted kitchen is equipped with integrated appliances, making it both functional and stylish for your culinary adventures.

Having the benefit of intercom entry system, the apartment features a welcoming hallway, with useful storage cupboards, a large living/dining room is a standout feature, boasting patio doors that invite natural light and provide easy access to the outdoor space. two well-proportioned bedrooms, each featuring built-in wardrobes, ensuring ample storage and a clutter-free environment. The modern shower room and WC add to the convenience of this lovely residence.

Additionally, this ground floor apartment comes with the added benefit of a single garage, together with visitors parking, the garage has the added benefit with electric door, providing secure parking and extra storage options. This property is ideal for those seeking a comfortable and elegant living space in a tranquil setting.





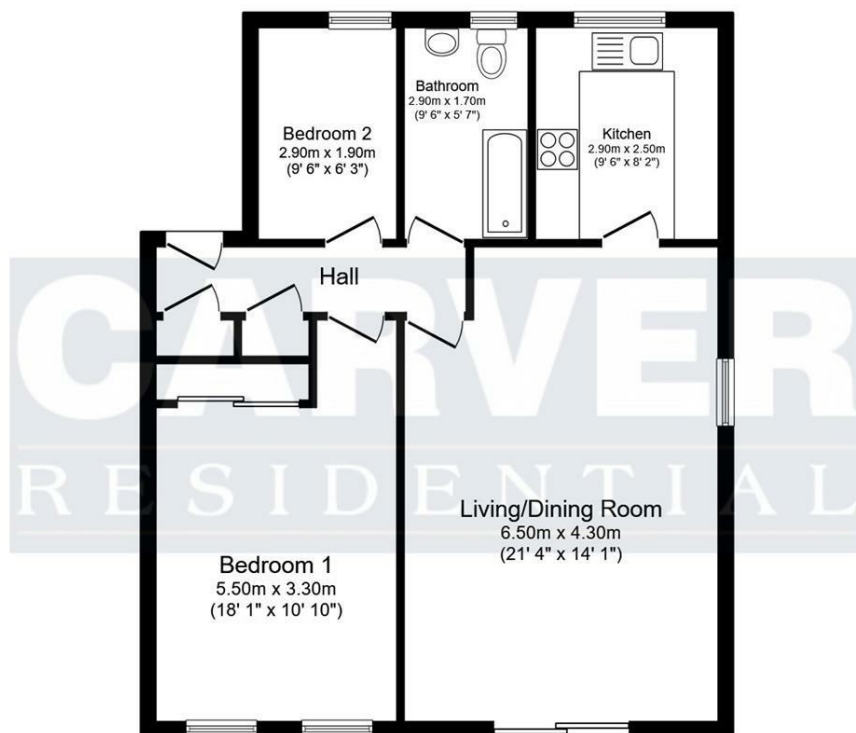


- Impressive purpose built ground floor apartment
- Private intercom entry system
- South facing communal gardens
- West End location
- No onward chain

- West end location, ready to move into
- Spacious living space
- Garage with electric door
- Walking distance to the vibrant West End shopping facilities

#### **TENURE**

The property is leasehold held on a 999 year lease dating from 1982  
 Ground Rent: £20  
 Service Charge:: £1,008.21 per annum



Ground Floor

Floor area 68.2 sq.m. (733.8 sq.ft.)

Total floor area: 68.2 sq.m. (733.8 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)