

FOR SALE – Offers in the Region of £900,000

**Quincy House, Eastmount Road, Darlington, Co. Durham,
DL1 1LE**

**Residential Investment Block Comprising 12 x 1 Bed Apartments
Constructed 2019**

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Quincy House occupies the corner of Eastmount Road and Valley Street North approximately 0.5 miles north of Darlington town centre. The location is a mixed neighbourhood forming part of the "Town Centre Fringe" a key area for development and regeneration identified in the towns local plan. The location is densely populated incorporating residential dwellings and established local amenities including JD Gym and The Gym Group amongst a diverse variety of trade related occupiers and cafes/restaurants and eateries via North Road (A167). All town centre amenities are within convenient walking distance and the location affords immediate access to North Road (A167) and Haughton Road (B6279) linking swiftly with the A1(M) and A66 respectively. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Modern three storey 12 No. Apartment Block constructed 2019.

The property is of steel frame construction held beneath a flat membrane covered roof.

Each floor incorporates 4 x 1 bed apartments extending from 35-37sq.m. Each apartment is of a modern specification comprising an open plan living room/ kitchen with bedroom and bathroom.

The apartments are heated via electrically operated wall mounted radiators and served with an independent fire alarm system.

Externally there is under-croft car parking for 10 vehicles together with additional marked parking for three vehicles in the grounds.

TENURE

Freehold – vacant possession

COUNCIL TAX

Band A (all apartments)

VAT

TBC

VIEWING

Strictly by appointment only through the Agents.

EPC

Each apartment is C - Rated (C72-C79)



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

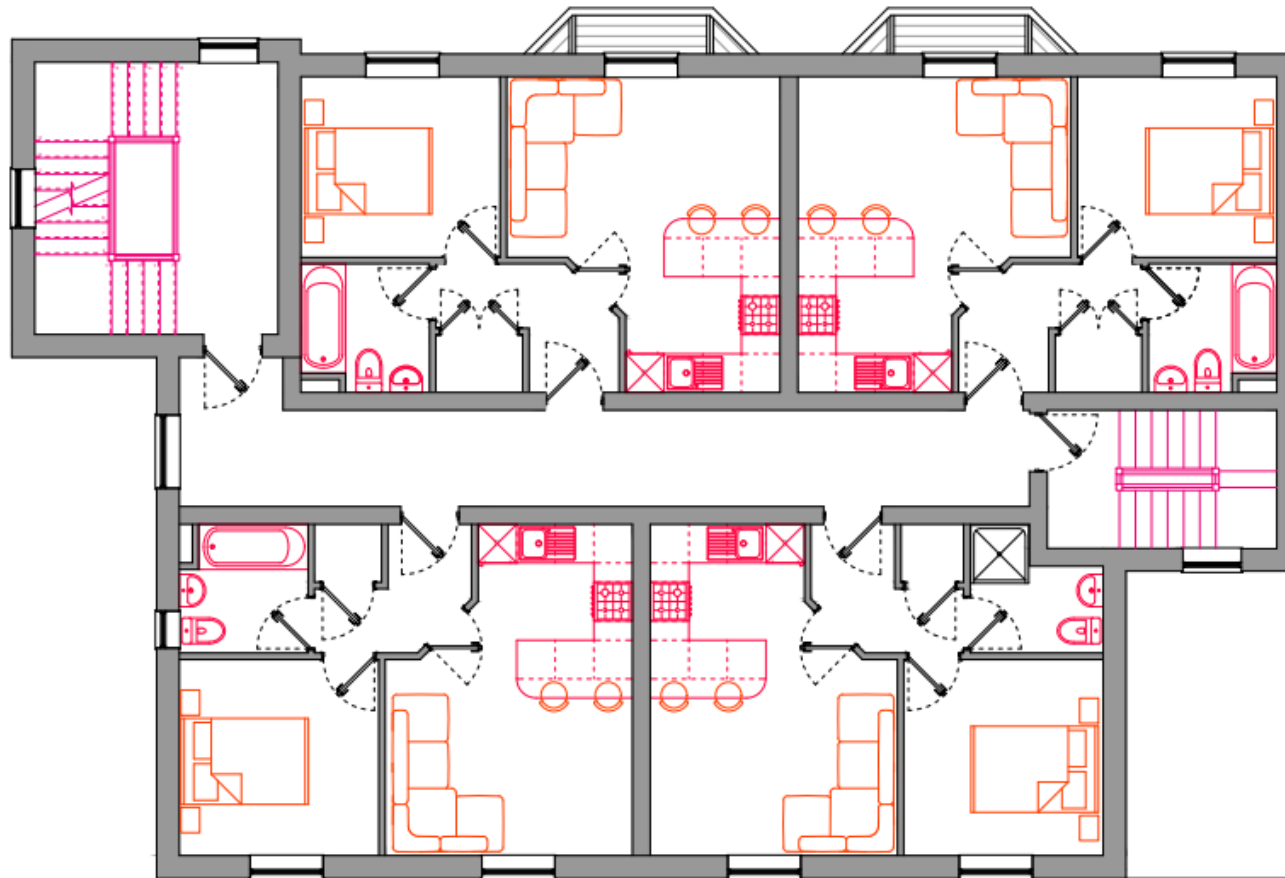


**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
Telephone: 01325 466 945
enquiries@carvercommercial.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

FLOOR PLAN
(All floors identical)



**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
Telephone: 01325 466 945
enquiries@carvercommercial.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS