

35 Boundary Court, Kingsway, Bishop Auckland DL14 7JE
Monthly Rent: **£410** EPC Rating: **B**



Boundary Court comprises of 49 two bedroom apartments allowing for independent living for those over 55 years of age within community sheltered accommodation and offers many appealing features including: on-site estate manager (Monday - Friday 8am - 1pm), out of hours and emergency calling system, well maintained gardens and grounds, socialising within communal lounge, conservatory and various organised classes / activities, in-house hairdresser and chiropody salon and an en-suite guest room available for family and friends. One elevation and a number of apartments within the building enjoy a pleasant outlook of Bishop Auckland Cricket Ground while the building is perfectly located to offer easy walking access of Bishop Auckland Town Centre, doctor's surgery, supermarkets and amenities. There are service charges of £158 per month for each apartment to cover building insurance, water rates, use of communal laundry room, management fees, cleaning and heating of public areas, window cleaning, gardens and grounds maintenance and residents reserve fund.

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Entrance Hall With built in cloak cupboard housing the apartments water tank, electric radiator and carpet flooring. Decorated with colour washed walls.

Lounge 15'1" x 11'5" With double glazed window, electric radiator, electric fire, telephone and television connection point and carpet flooring. Decorated with colour washed walls.

Kitchen 11'5" x 7'11" Fitted with a variety of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit, electric cooker point and carpet flooring. Decorated with part tiled and colour washed walls.



Master Bedroom 15' x 9'1" With double glazed window, electric radiator, telephone connection point and carpet flooring. Decorated with colour washed walls.

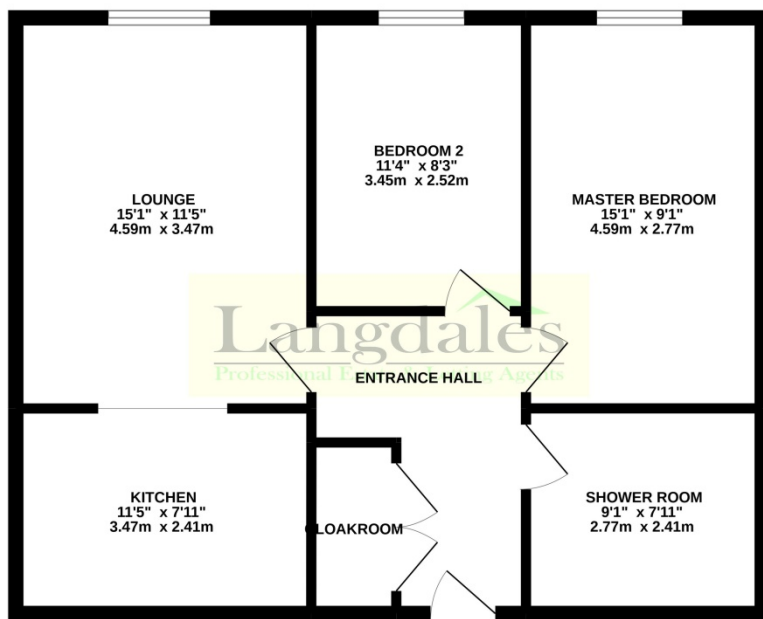
Bedroom Two 11'4" x 8'3" With double glazed window, electric radiator and carpet flooring. Decorated with colour washed walls.

Shower Room With a suite comprising of shower cubicle with mains powered shower, low level wc and wash hand basin, electric blow heater, built in laundry cupboard with electric heater within and cushioned flooring. Decorated with part tiled and colour washed walls.



EPC Rating B

Council Tax Band B



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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