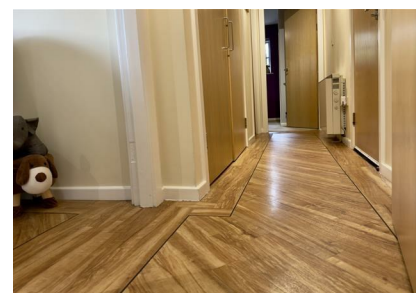


Cheltenham Court, Middleton St. George, DL2 1JU
Offers in the region of £100,000

estates⁴
'The Art of Property'



Cheltenham Court, Middleton St. George, DL2 1JU

Offers in the region of £100,000

Council Tax Band: B

A beautifully appointed and improved two double-bedroom ground floor apartment, perfectly positioned within this popular residential development in the picturesque and highly sought-after village of Middleton St George.

Occupying a choice position with a pleasant south-facing aspect to the front, this impressive apartment has been upgraded to a high standard throughout, including a stylish refitted Wren kitchen and contemporary shower room. The property benefits from UPVC double glazing, electric storage heating, a security intercom entry system, alarm system, well-maintained communal gardens, and residents' parking.

Offering spacious and well-presented accommodation, the apartment would suit a wide variety of buyers including first-time purchasers, professionals, downsizers, or investors seeking a quality home in a desirable village setting.

The accommodation briefly comprises: a welcoming entrance hallway with a useful cloaks cupboard and additional storage housing the hot water cylinder. A generous lounge/dining room with two windows and a door allowing excellent natural light and access to the front lawned area, while the beautifully refitted Wren kitchen is fitted with a range of quality units and integrated appliances. Two well-proportioned double bedrooms, both featuring ample built-in storage and wardrobe space, with the principal bedroom being particularly spacious, complimented by a superb contemporary shower room finished to

an excellent standard.

Middleton St George is a charming and well connected village situated between Darlington and Yarm, offering a blend of countryside surroundings and everyday convenience. The village is highly regarded for its friendly community atmosphere, local shops, pubs, cafés, and well-regarded primary school, whilst also benefiting from excellent transport links via the nearby A1(M), A66, Darlington train station and Teesside International Airport.

Please note:

Council tax Band - B

Tenure - Leasehold

Total sq ft and room dimensions to be considered a guide only

The two electric storage heaters have been removed from the reception room

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

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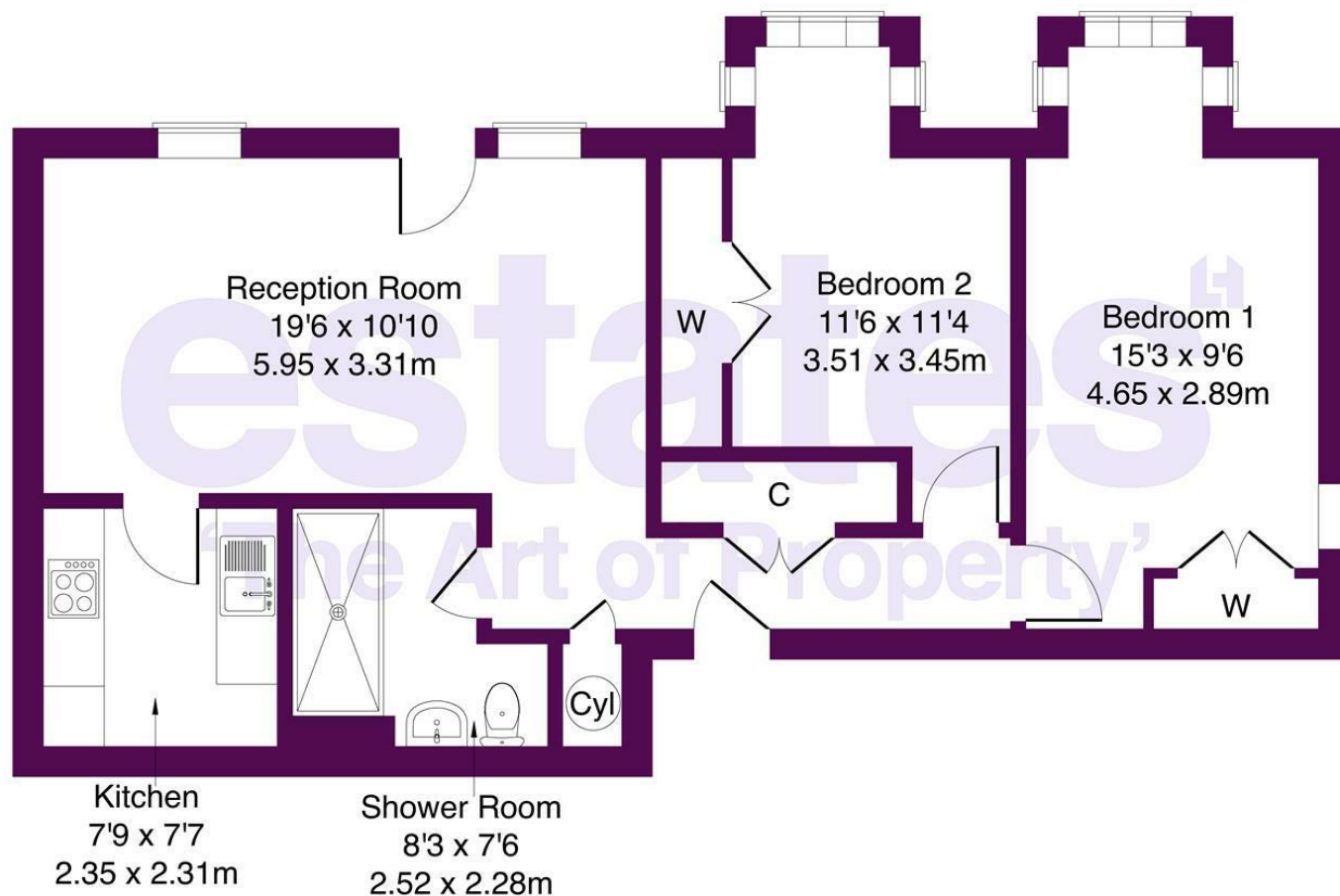
Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Not to Scale. Produced by The Plan Portal 2026
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	