

SWINDEN COURT

DARLINGTON



McCARTHY STONE

Life, well lived

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Went

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.



Home

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A TOWN THAT WILL SPOIL YOU FOR CHOICE.

This historic market town in County Durham has so much to offer. Friendly community atmosphere. Great shopping. Tempting eateries. Wonderful parks and green spaces. Fascinating history. Delightful countryside. Excellent travel connections. Darlington really does tick all the boxes.

FIND YOUR HAPPY PLACE IN DARLINGTON.

Situated in the town's prestigious West End is Swinden Court. The development is designed with the over 60s in mind and is built to high standards. It's the ideal place to live life well



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LIVE LIFE YOUR WAY.

Swinden Court has been carefully located to help you take full advantage of the town and surrounding area. It might be set in a quiet residential area, but everything you need is right on the doorstep. It's just a short walk to a parade of shops which includes a Sainsbury's Local.

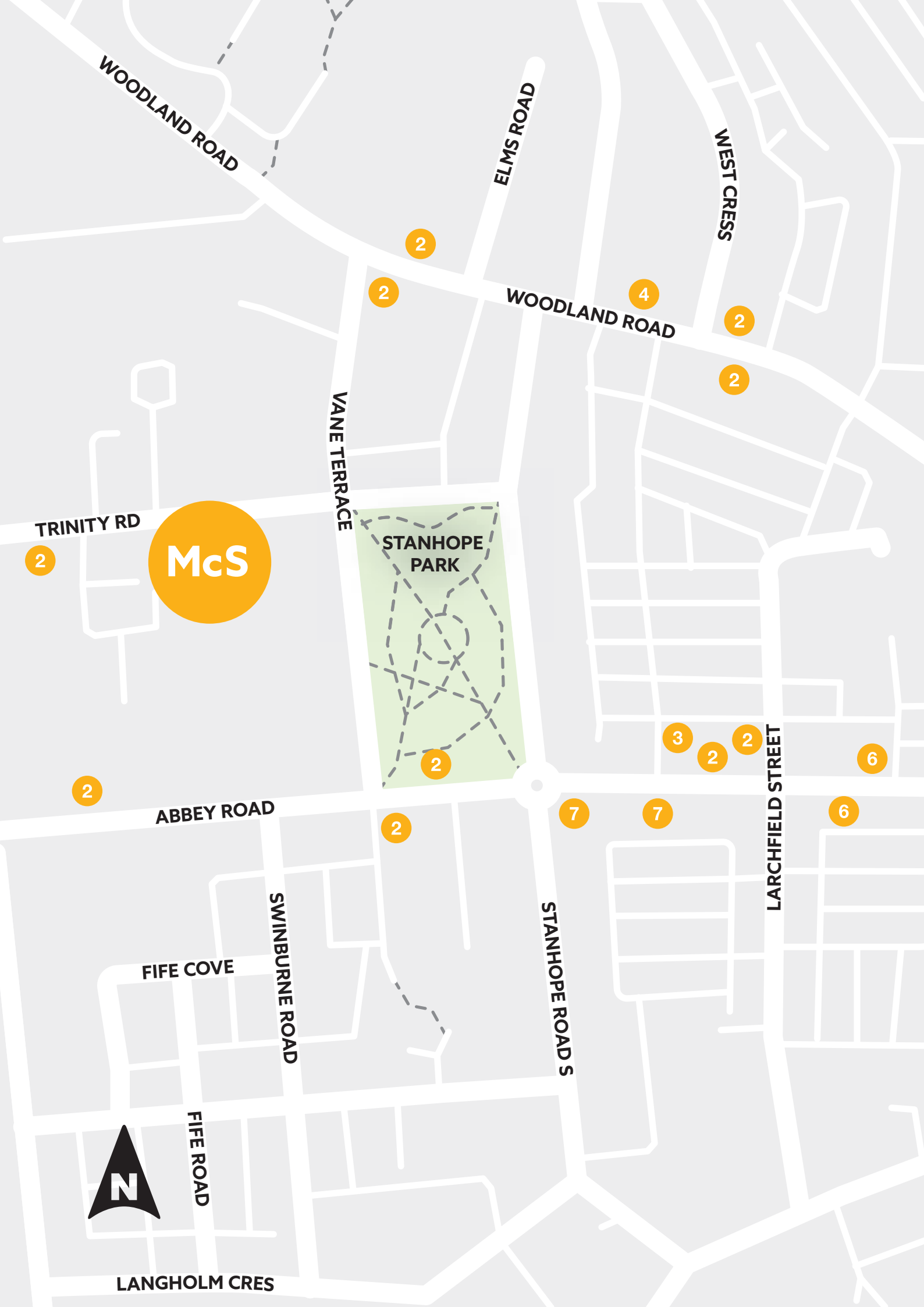
To reach the main shopping area, just hop on a bus that stops outside the development or take a half-mile stroll. Darlington has a mix of independent stores and boutiques alongside familiar high street names. It has two shopping centres and twice-weekly markets. There's also plenty to tempt the tastebuds, with a selection of eateries.

Darlington is proud of its history and culture. Known as the 'Birthplace of the Railways' it was once home to the world's first steam locomotive powered passenger railway. This is celebrated at the Darlington Railway Museum. The town also has two cinemas plus a theatre offering a diverse programme of entertainment throughout the year.

If you like afternoon walks, the development is opposite a park. You'll find lots of other green spaces in the town too. South Park is a gem with a Victorian bandstand, aviaries, bowling green and a lake. It's also home to events such as Proms in the Park. Or you can take a stroll along the River Skerne, which runs through Darlington.

There's lots to discover beyond the town. Raby Castle has acres of parkland complete with herds of deer. Barnard Castle offers fantastic views across the Tees Gorge. The city of Durham is less than 25 miles away.

Darlington has excellent travel connections. There are two train stations, one offering local services and the other links you to London King's Cross, Leeds City, Manchester Piccadilly and Newcastle. There's a superb bus service plus the A1(M) is within easy reach. Teesside International Airport is just five miles from the town centre.



WOODLAND ROAD

ELMS ROAD

WEST CRESS

2

2

4

2

2

WOODLAND ROAD

VANE TERRACE

TRINITY RD

McS

2

STANHOPE PARK

2

3

2

2

6

2

ABBAY ROAD

7

7

6

2

SWINBURNE ROAD

STANHOPE ROADS

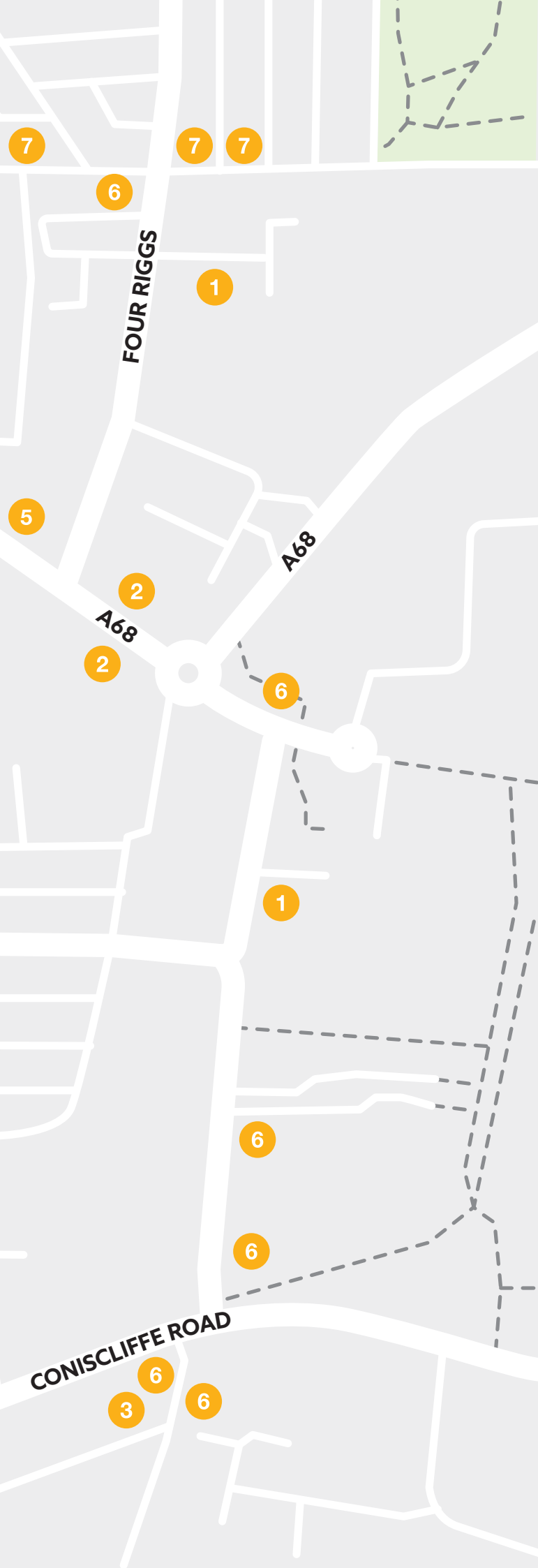
LARCHFIELD STREET

FIFE COVE



FIFE ROAD

LANGHOLM CRES



SWINDEN COURT

McS Trinity Road, Darlington
DL3 7BF

MAP KEY.

- 1 Bar
- 2 Bus Stop
- 3 Café
- 4 Dentist
- 5 Pharmacy
- 6 Restaurant/Takeaway
- 7 Shopping



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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STYLISH, CLASSIC DESIGN.

With its traditional brick work and pitched roofs, the thoughtful design of Swinden Court is a complement to this relaxed, residential area of the town. While the exterior style is a nod to the past, you'll be delighted to find every element of the development is touched by modern living.

The entrance area offers a warm welcome to homeowners, friends and family members alike. From here, you immediately enter the communal lounge, the social hub of Swinden Court. This light and airy space is where our community can spend time together. From catching up over a morning coffee to

enjoying a social event in the evening filled with fun and laughter. There are quiet spots too if you just want to relax with a newspaper or settle down with a good book.

From the lounge you can access the development's outside space with its comfy seating. Feel free to stop and enjoy some fresh air or soak up some sun during the warmer months.











MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.

HOUSE MANAGER

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

MOBILITY SCOOTER CHARGING

An easily accessible indoor space where you can charge a scooter safely and securely.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.



STACIE BAKES

La Vieille



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MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Swinden Court is no exception.

Comprising 34 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

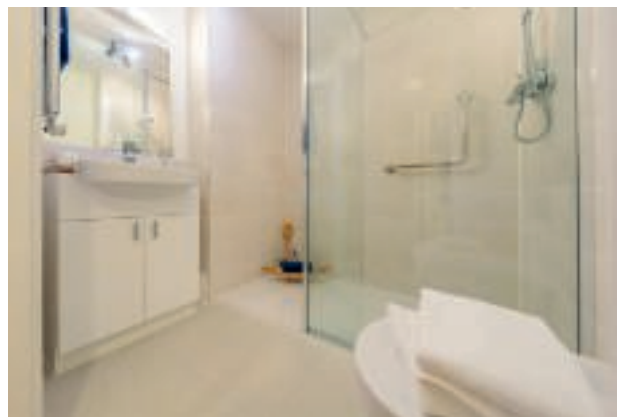
Whether you are purchasing or renting your apartment at Swinden Court, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail







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YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to all properties
- Walk-in or fitted wardrobes to all master bedrooms
- Telephone and television point in living room and bedroom(s)
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*
- Washer/dryer in utility store



KITCHEN

- Fitted kitchen with integrated appliances (ceramic hob, oven and fridge freezer)
- Stainless steel cooker hood and splashback
- Stainless steel sink
- Lever mixer taps



SHOWER ROOM

- Fitted low-profile shower tray
- Slip resistant flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom properties
- Fitted mirror
- Heated towel rail
- Integrated shaver socket



HEATING AND FINISHES

- Electric panel heating
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to your TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and master bedroom

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.

SO
R
E
E
O + RECOR



“I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Swinden Court , Darlington.

CALL 0800 201 4106
VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk)
SWINDEN-COURT

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Images are indicative and facilities vary by location. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2022



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/swinden-court

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