



Woodland Road

Darlington DL3 7BQ

£695 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Woodland Road

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- Two Bedroom Apartment
- Unfurnished
- Double Glazing

- En-suite Shower Room
- Close to Town Centre and Hospital
- Communal Area To Rear

- West End Location
- Contemporary Kitchen
- Council Tax Band B

CLOSE TO TOWN CENTRE AND HOSPITAL. EN-SUITE BATHROOM. VIEWING RECOMMENDED.

A deceptively spacious modern, two bedroom basement apartment situated within easy walking distance to the town centre and close to the hospital. The apartment is offered to the rental market on an unfurnished basis with lounge/dining kitchen, two bedrooms, master bedroom having en-suite shower room, family bathroom. Communal area to the rear.

Council Tax: Band B

ENTRANCE HALL

With fitted store cupboard.

LOUNGE/DINING KITCHEN

Situated to the rear. With double glazed bay window, a quality range of wall and floor units with contrasting work surfaces, integrated cooking facilities with overhead extractor unit. A fridge freezer will also be provided.

BEDROOM 1

Situated to the front. With double glazed window.

EN-SUITE

With a shower within cubicle, low level wc and wash hand basin.

BEDROOM 2

Situated to the front. With double glazed window.

FAMILY BATHROOM

With a suite comprising of panelled bath, pedestal wash hand basin and low level wc.

REAR LOBBY

With own private access leading out to own small courtyard.

EXTERNALLY

To the rear of the property is a shared courtyard.

COUNCIL TAX

Band B

HOLDING DEPOSIT

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.

4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

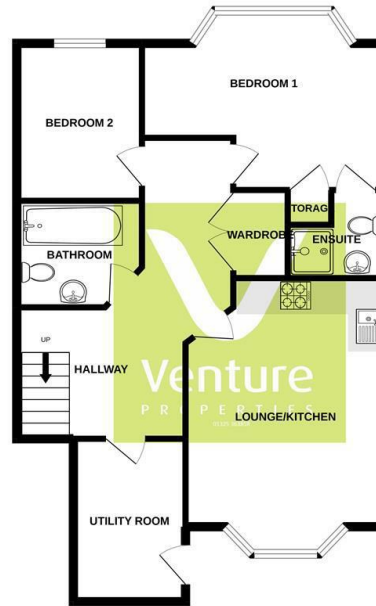
DEPOSIT (BOND)

The deposit (bond) amount is equivalent to 5 weeks' rent.

VENTURE PROPERTIES

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, planner and developer shall not be held liable and no guarantee as to their quality or efficiency can be given. Made with Mergim 02022



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