



**CARVER**  
RESIDENTIAL  
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2 Milbank Road  
Darlington, DL3 9NH

**Asking price £125,000**

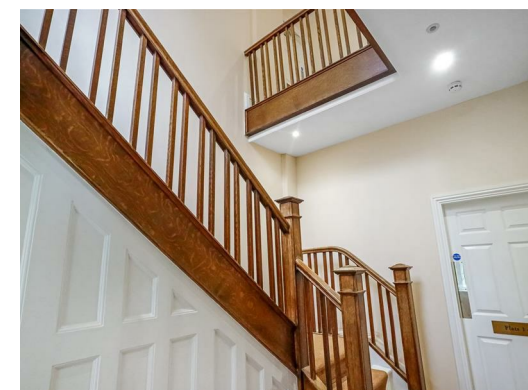
Apartment  
1 Bedroom/s  
1 Bathroom/s

Situated in the heart of the West End in a beautifully converted detached property within its own grounds, with electric gates and parking, we are pleased to offer this tastefully refurbished 1 bedroomed apartment, 1st floor apartment, which has been finished to a high standard. The communal entrance and grand hallway boast some of the property's original features and the communal gardens provide a peaceful setting. Ideally located within walking distance of the memorial hospital, the centre of Darlington and local amenities, with easy access to all major road links and bus routes.

The property accommodation comprises of Entrance/ Hallway with intercom, leading into a spacious open plan Lounge/kitchen area, with a range of wall and floor units, oven/hob and space for appliances, the opposite side of the hallway leads you to the double bedroom which has an ensuite shower room, with sink, heated towel rail and W/C, a storage cupboard is located between the two rooms.

Excluding council tax and water rates.





- Situated in the heart of the West End
- Tastefully refurbished 1 bedroomed apartment
- Finished to a high standard
- leading into a spacious open plan Lounge/kitchen area
- the opposite side of the hallway leads you to the double bedroom which has an ensuite shower room
- Beautifully converted detached property within in its own grounds, with electric gates and parking
- 1st floor apartment
- Entrance/ Hallway with intercom
- with a range of wall and floor units, oven/hob and space for appliances
- Excluding council tax and water rates.

#### TENURE

Leasehold - a new lease will be set up for 999 years starting from 1st January 2024.

Ground Rent: N/A

Service Charge: The amount will be worked out in relation to the size (square footage Gross Internal Area) of each property tbc  
Each property will hold a share in a new management company which will be set up to manage the building and grounds.

Approx. 31.2 sq. metres (336.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total area: approx. 31.2 sq. metres (336.3 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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MAB 6202



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