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2 Milbank Road  
Darlington, DL3 9NH

**Offers in the region of £150,000**

Apartment  
1 Bedroom/s  
1 Bathroom/s



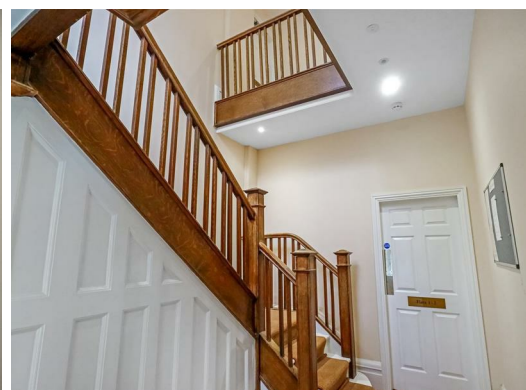
Welcome to 2 Milbank Road, Darlington - a charming apartment that offers a perfect blend of comfort and convenience. This delightful property features 1 reception room, 1 bedroom, and 1 bathroom, making it an ideal space for a single professional or a couple looking for a cosy home.

The interior of the apartment is tastefully designed, with a well-proportioned reception room that is perfect for entertaining guests or simply relaxing after a long day. The bedroom provides a peaceful retreat, while the bathroom offers a modern and stylish space to unwind.

The property is located within the West end of Darlington and was recently converted and refurbished throughout with a modern theme, whilst leaving some of the property's original features particularly within the communal entrance and grand hallway. The communal gardens are well kept and provide a beautiful setting. Secure parking with electric gates is also offered and an intercom system for each apartment. 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.







**Tenure**

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

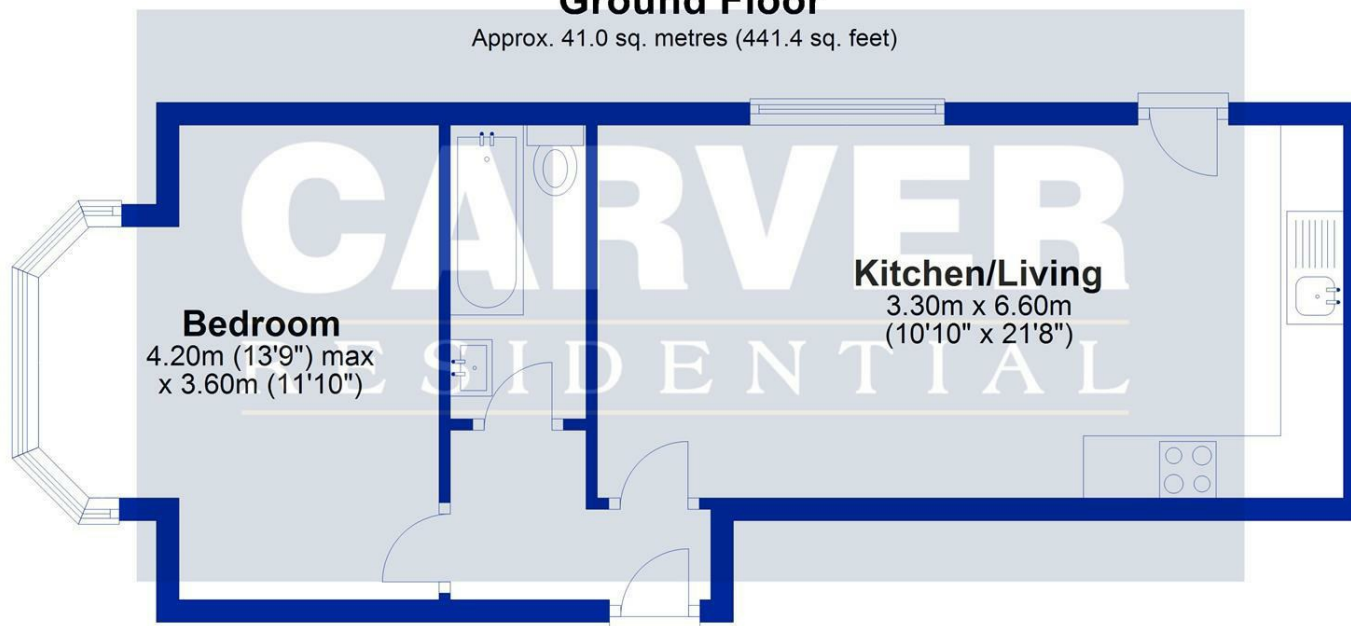
Ground Rent: N/A

Service Charge: The amount will be worked out in relation to the size (square footage Gross Internal Area) of each property to be shared. Each property will hold a share in a new management company which will be set up to manage the building and grounds. The current owner expects this to be around £40pcm.



## Ground Floor

Approx. 41.0 sq. metres (441.4 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>	73	73
(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		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 41.0 sq. metres (441.4 sq. feet)

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

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