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Quaker Lane  
Darlington, DL1 5PB  
**Price £65,000**

Apartment  
1 Bedroom/s  
1 Bathroom/s

Welcome to this charming apartment located on Quaker Lane in the desirable West End of Darlington. This property boasts a multi use living/bedroom, a fitted kitchen, and a well-maintained bathroom, making it a cosy and inviting living space. Situated within walking distance to the train station, this apartment offers convenience for commuters and those who enjoy exploring the surrounding areas. The allocated parking bay ensures that you have a secure spot for your vehicle, with the added advantage of privacy gates, adding to the ease of living in this lovely property.

One of the standout features of this apartment is the mature communal gardens, providing a peaceful and picturesque setting for residents to enjoy. Whether you're looking to relax outdoors or simply appreciate the beauty of nature, these gardens offer a tranquil escape right at your doorstep. This property is competitively priced, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize. Don't miss out on the chance to own a piece of the West End lifestyle in Darlington. Contact us today to arrange a viewing and experience the charm of this apartment for yourself.



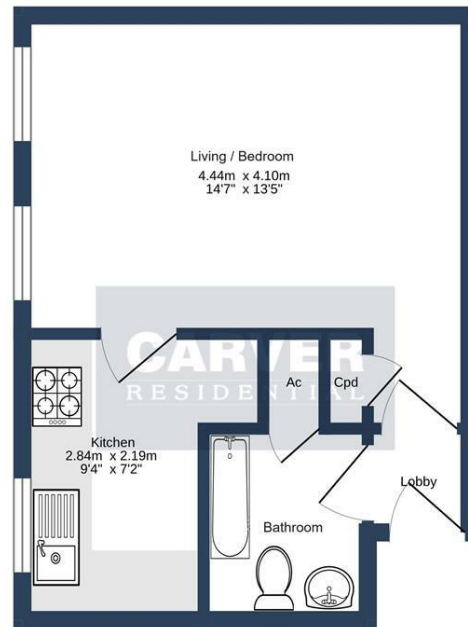
- NO ONWARD CHAIN
- WEST END LOCATION
- WALKING DISTANCE TO CENTRAL AMENITIES
- MATURE ESTABLISHED COMMUNAL GARDENS
- CUL-DE-SAC
- PRIVACY GATES TO REAR PARKING
- SUITED TO A VARIETY OF BUYERS

#### **TENURE**

The property is leasehold held on a 999 year lease 948 years remaining

Ground Rent: tbc

Service Charge: £600.00 per Annum to include Insurance also covers the window cleaning, of the apartment and gardens maintenance.



GROUND FLOOR  
25.8 sq.m. (277 sq.ft.) approx.

QUAKER LANE, DARLINGTON, DL1 5PB.

TOTAL FLOOR AREA: 25.8 sq.m. (277 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		
(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	

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MAB 6202



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