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Abbey Springs  
Darlington, DL3 9ST

**Offers in the region of £145,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s



Nestled in the charming purpose built development of Abbey Springs , this impressive apartment is a gem waiting to be discovered. This modern property boasts a sleek intercom entry system for added security and convenience, situated within the highly desirable WEST END within walking distance to the vibrant town center.

As you step inside, you are greeted by a spacious living/dining area with a twin aspect that floods the room with natural light, creating a warm and inviting atmosphere. Imagine relaxing on your private balcony, sipping a cup of tea while enjoying the views of the surrounding area.

The apartment features two double bedrooms, perfect for unwinding after a long day, and a stylish bathroom with overhead shower. The kitchen/breakfast area is a highlight, equipped with integrated appliances, and seating area. Two double bedrooms both having fitted wardrobes, externally having the benefit of allocated parking plus there is also visitors parking, and communal gardens.

Whether you are a first-time buyer, a couple looking for a cozy home, or an investor seeking a lucrative opportunity, this apartment offers a perfect blend of comfort and style. Don't miss the chance to make this modern living space your own in the heart of Darlington.







- STYLISH APARTMENT
- WALKING DISTANCE TO SCHOOLS, SHOPS AND ALSO THE VIBRANT TOWN CENTRE
- FITTED KITCHEN/DINER
- ALLOCATED PARKING
- WELL REGARDED WEST END LOCATION
- HAVING THE ADDED ADVANTAGE OF A PRIVATE BALCONY
- TWO DOUBLE BEDROOMS

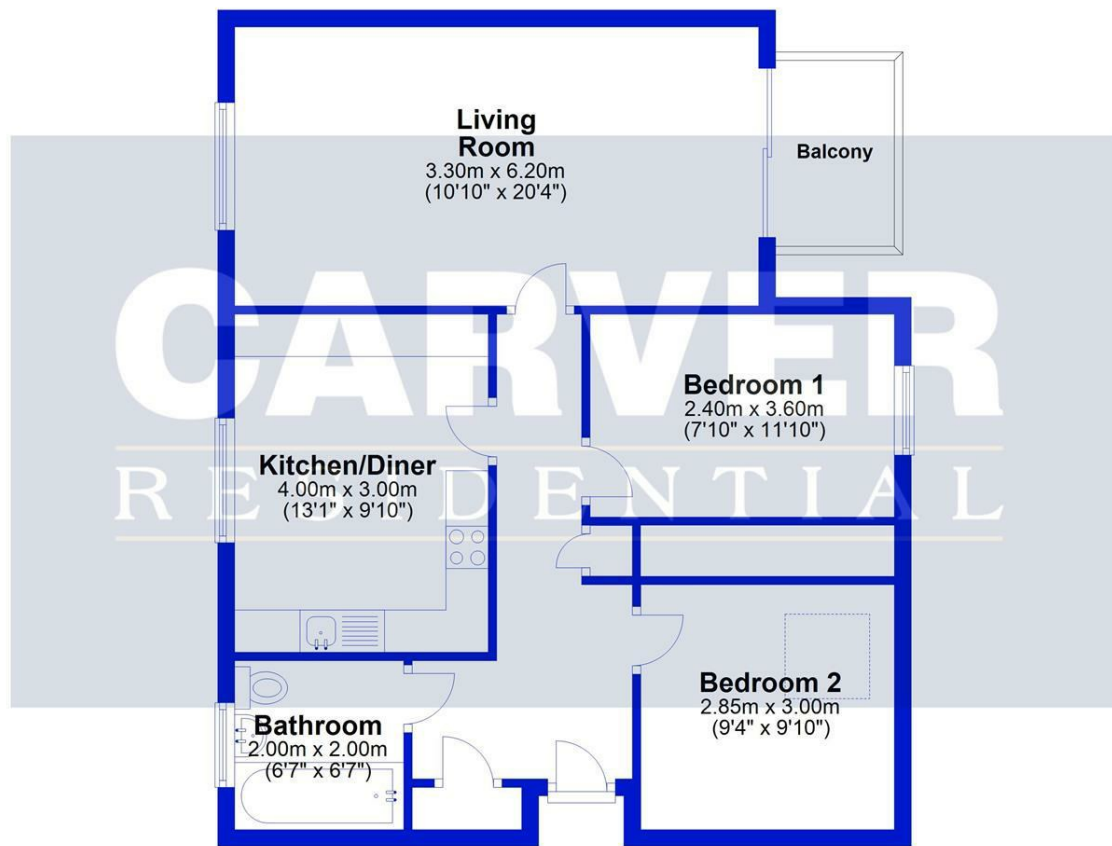
#### TENURE

The property is leasehold held on a 999 year lease dating from 2000

Ground Rent: tbc

Service Charge: COMBINED SERVICE CHARGE AND GROUND RENT OF APROX £1,016.57

## Ground Floor



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

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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