





Welcome to Marlborough Drive, Darlington - a charming location in the west end, within minutes walk to the vibrant town center, which offers shops, bars, and restaurants. This impressive and stylish apartment boasts a modern design with 1 reception room, 2 double bedrooms, master bedroom also benefits from having an en-suite shower room/WC, with an additional main bathroom/WC.

The property is perfect for those looking to move in right away, with an en-suite off the master bedroom for added convenience,. The fitted kitchen/diner features integrated cooking appliances that make meal preparation a breeze. Whether you're a first-time buyer, a young professional, or looking to downsize, this apartment offers a comfortable and convenient living space in a sought-after location.

Externally having the added advantage of an allocated parking bay. Don't miss out on the opportunity to make this apartment your new home - book a viewing today and envision yourself living in this fantastic property on Marlborough Drive.





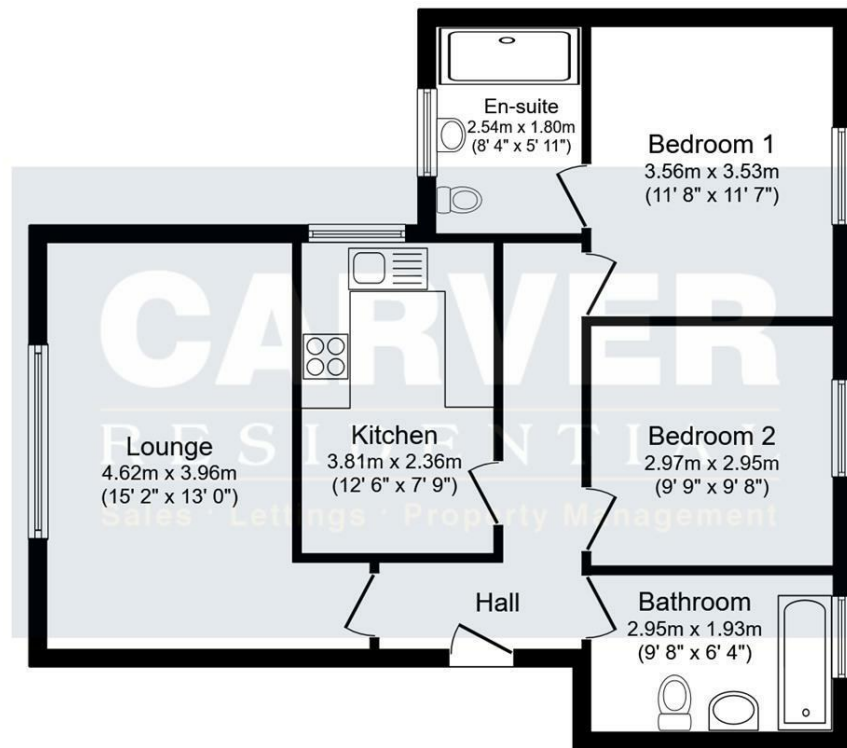


- NO ONWARD CHAIN
- WEST END LOCATION
- FITTED KITCHEN/DINER
- MASTER BEDROOM HAVING EN-SUITE SHOWER ROOM/WC
- SUITED TO A WIDE VARIETY OF BUYERS.
- STYLISH APARTMENT
- WITHIN WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING BAY.

#### **TENURE**

The property is leasehold held on a 189 year lease from 1st March 1990.  
Ground Rent: £197.16  
Service Charge: £2,084.75 Per Annum

#### **GENERAL INFORMATION:**



Floor Plan

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>	72	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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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