





Nestled within the serene and established grounds of Woodland Villa in Darlington, this modern purpose-built apartment offers a delightful living experience. With no onward chain, it presents an excellent opportunity for a variety of buyers, whether you are a first-time homeowner, a downsizer, or an astute investor.

The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The master bedroom features the added convenience of an en-suite bathroom, ensuring privacy and comfort. The main bathroom is well-appointed, catering to the needs of residents and guests alike.

The spacious living room serves as the heart of the home, perfect for entertaining or enjoying quiet evenings. Natural light floods the area, creating a warm and inviting atmosphere, offering flexibility for use as a dining area, study, or lounge space.

For those with vehicles, allocated parking is a valuable feature, ensuring ease of access. While the apartment does require some decoration, this presents a wonderful opportunity for you to personalise the space to your taste and style.







- NO ONWARD CHAIN
- PURPOSE BUILT DEVELOPMENT
- TWO DOUBLE BEDROOMS
- WELL PLACED FOR WALKING DISTANCE TO THE VIBRANT WEST END SHOPPING FACILITIES

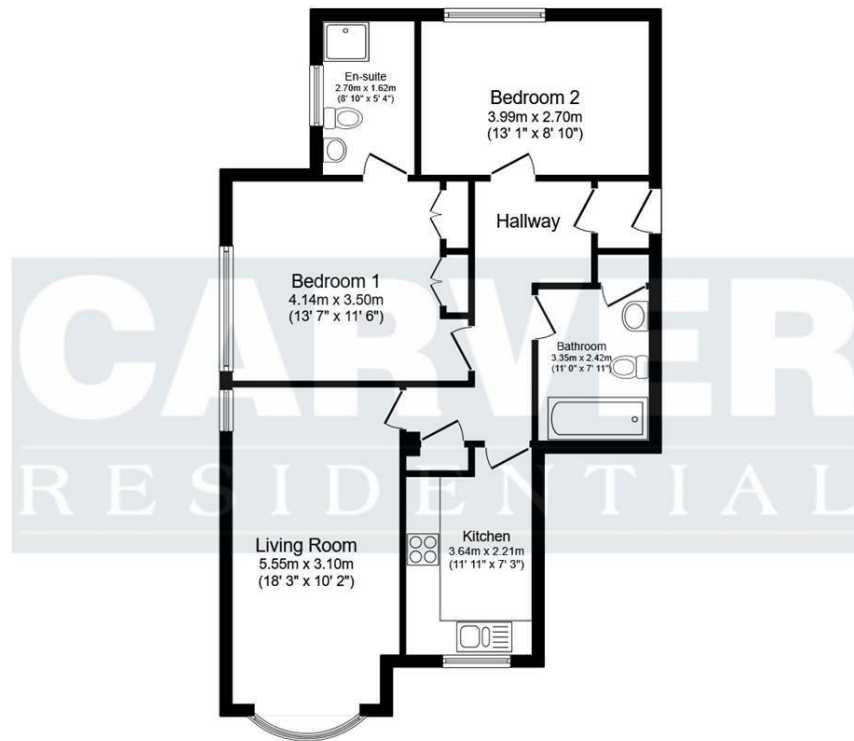
- WEST END LOCATION
- SET WITHIN MATURE, ESTABLISHED GROUNDS
- SPACIOUS LIVING ROOM

#### TENURE

The property is leasehold held on a 999 year lease dating from 2004  
Ground Rent: inclusive with the Annual Service Charge  
Annual Service Charge: £1492.80

#### GENERAL INFORMATION





**Floor Plan**

Floor area 71.8 sq.m. (773 sq.ft.)

Total floor area: 71.8 sq.m. (773 sq.ft.)

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)

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>	74	79
(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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