



**\*\* WEST END LOCATION \*\* \*\* LIFT \*\* \*\* PARKING \*\* \*\* WALKING DISTANCE TO TOWN CENTRE \*\*  
\*\* NO ONWARD CHAIN \*\***

A delightful opportunity to acquire this extremely well cared for and maintained two bedroom first floor apartment located in this desirable block of apartments which benefits from a LIFT. It provides spacious, yet manageable, accommodation featuring a security intercom entry system, alarm and is brought to the market with NO ONWARD CHAIN.

The home is in neutral decorative order throughout and will ideally suit the needs of a first time buyer, professional or as a retirement home. There is also ALLOCATED PARKING to the rear. There are uPVC double glazed windows and gas central heating via a fully maintained Worcester combi boiler (providing gas central heating and domestic hot water).

**Dorchester Court, Marlborough Drive, Darlington, DL1 5YD**

**2 Bedroom - Apartment**

**Offers Over £90,000**

**EPC Rating: C**

**Tenure: Leasehold**

**Council Tax Band: C**

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In brief the accommodation comprises of a light and airy hallway, with two very useful storage cupboards giving an excellent first impression when entering through the front door, an excellent sized reception room which would also allow for a table and chairs, if required. The well appointed kitchen has a good range of wall and base units, laminate work surfaces incorporating a sink unit with mixer tap, tiled splash back, split level cooking facilities comprising of a gas hob, cooker hood, electric oven, plumbing for an automatic washing machine, space for a fridge/freezer and the wall mounted combi boiler. There are two good sized bedrooms, both in good decorative order, the master enjoying fitted wardrobes. There is an updated bathroom/w.c. with well equipped white suite including bath with overhead shower.

Externally there is allocated parking to the rear.

Please Note: Council tax band C. EPC rating C. Leasehold basis  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

### ENTRANCE HALLWAY

### LOUNGE

10'1x16'5 (3.07mx5.00m)

### KITCHEN

8'10x7'8 (2.69mx2.34m)

### MASTER BEDROOM

15'2x9' (4.62mx2.74m)

### BEDROOM TWO

8'1x10'2 (2.46mx3.10m)

### BATHROOM/W.C.

### FRONT EXTERNAL





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating

**Visit . . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)**

# Dorchester Court Darlington DL1 5YD

Approximate Gross Internal Area  
709 sq ft - 66 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

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>76</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>80</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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