



*****PUBLIC NOTICE*****

2 Deanery Court

We are acting in the sale of the above property and have received an offer of £67,250 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. The Energy Performance Certificate Rating is B

**** TWO BED FIRST FLOOR APARTMENT ** ** OPEN PLAN LIVING **
** POPULAR LOCATION ** ** MASTER WITH EN-SUITE ** ** SOLD AS SEEN ****

Located in the popular Dene area of Darlington a two bedroom FIRST FLOOR apartment. The apartment is light and airy and considered spacious. There is an open plan lounge/kitchen area and benefits from electric heating via radiators together with sealed unit double glazing. The master bedroom has an en-suite bathroom/w.c.

The property comes with allocated parking and security intercom entry system and Juliet balcony.

The apartment is well placed for easy access to local shops and amenities within the area and is a 10 minute walk into Darlington town centre itself.

In brief the accommodation comprises: reception hallway, open plan lounge and kitchen, two bedrooms, master with en-suite bathroom/w.c., main bathroom/w.c. and externally communal grounds with allocated parking space.

Council tax band B. Leasehold basis. EPC Rating: B
Please contact Smith & Friends Estate Agents - Darlington to arrange a viewing.

Leasehold -125 years from 29/09/2007- Service Charge £1076.98 per annum. Ground Rent is £185 per annum until 2032 when it will increase to £370 for the next 25 years.

Deanery Court, Darlington, DL3 6AQ

2 Bed - Apartment

Offers Over £60,000

EPC Rating: B

Council Tax Band: B

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Deanery Court, Darlington, DL3 6AQ



ENTRANCE HALLWAY

LOUNGE

13'11 x 13'2 into bay (4.24m x 4.01m into bay)

KITCHEN/DINING AREA

14'7 x 13'5 (4.45m x 4.09m)

MASTER BEDROOM

13'8 x 9'6 plus 6'2 x 2'9 (4.17m x 2.90m plus 1.88m x 0.84m)

EN-SUITE SHOWER ROOM/W.C

5'9 x 3 (1.75m x 0.91m)

BEDROOM

10' x 8'9 (3.05m x 2.67m)

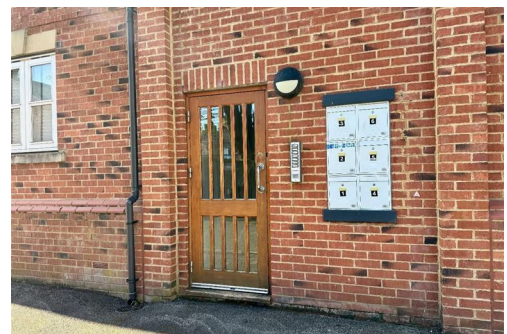
BATHROOM/W.C

8'9 x 5'6 (2.67m x 1.68m)

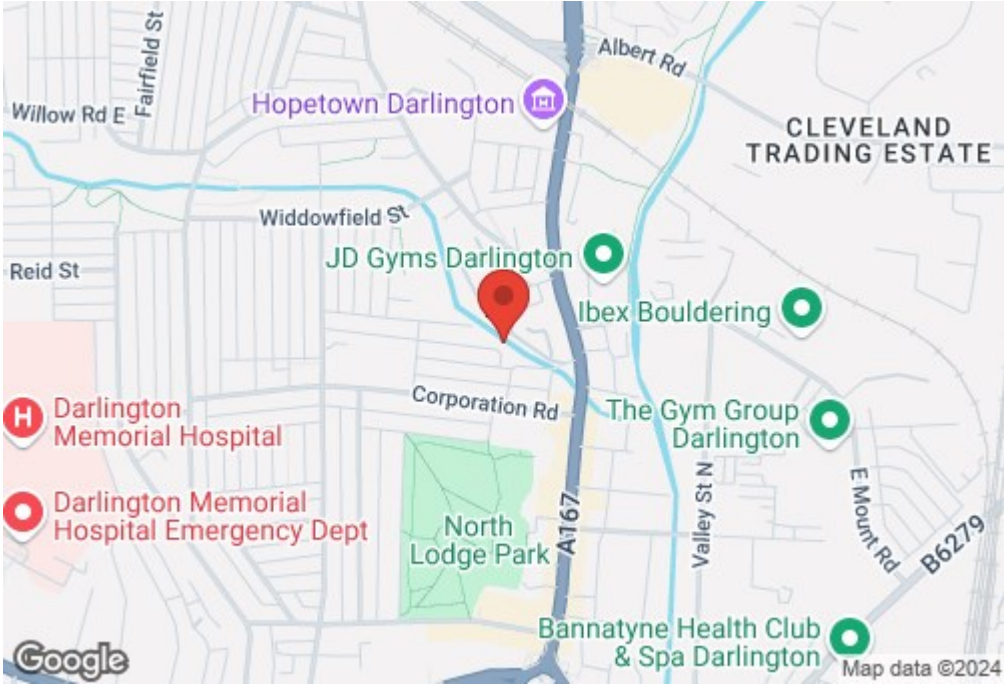
COMMUNAL GROUNDS

FRONT EXTERNAL

ALLOWCATED PARKING



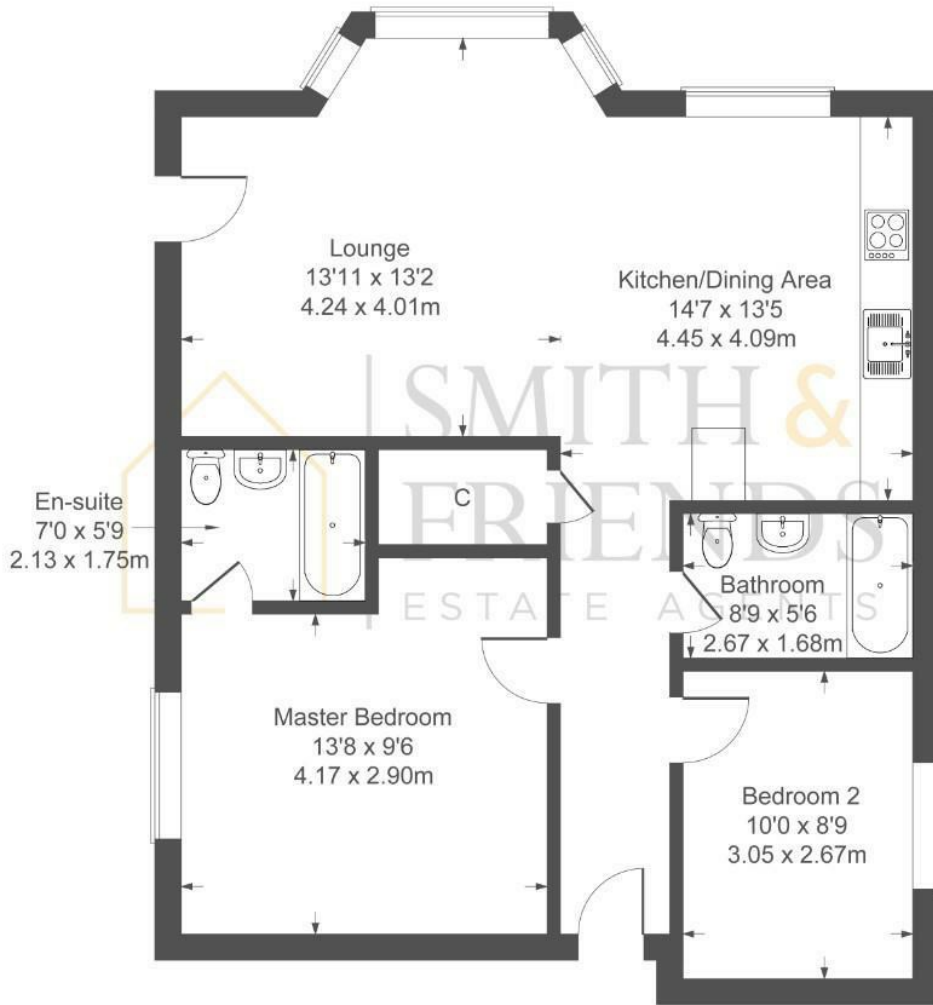
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Deanery Court

Approximate Gross Internal Area
907 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	83
England & Wales	EU Directive 2002/91/EC	

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

