



**\*\* AVAILABLE WITH A SITTING TENANT OR VACANT \*\***

**\*\* EASY REACH OF TOWN CENTRE \*\* \*\* EX-SHOW HOME APARTMENT \*\*  
\*\* ALLOCATED PARKING \*\***

A fabulous opportunity to acquire this LUXURIOUS TWO BEDROOM GROUND FLOOR APARTMENT benefiting from intercom access and an allocated parking space. Located on this exclusive development in the prestigious West End of Darlington. The property is double glazed and benefits from electric heating.

The apartment can be purchased either vacant or with a sitting tenant. We have been informed by the landlord that the rent is £725 per calendar month.

Properties of this nature and location are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment.

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

**Glaisdale Court, Darlington, DL3 7AE**

**2 Bed - Apartment**

**Offers In The Region Of £105,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Leasehold**



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FRIENDS**  
ESTATE AGENTS

## Glaisdale Court, Darlington, DL3 7AE



In brief the accommodation comprises of a light and airy entrance hallway, spacious open plan lounge/kitchen with uPVC double glazed door leading to communal area, the kitchen provides a quality range of modern units with contrasting work surfaces including integrated appliances comprising of electric oven, ceramic hob, fridge, freezer, washing machine and dishwasher. Two bedrooms and a bathroom/w.c. with three piece white suite comprising of panelled bath with shower screen and mixer shower, low level/w.c., wash hand basin and chrome towel radiator. Communal gardens to the rear.

### ENTRANCE HALLWAY

### LOUNGE/OPEN PLAN KITCHEN 20'6x12'5 (6.25mx3.78m)

### BEDROOM ONE 14'2x10'9 (4.32mx3.28m)

### BEDROOM TWO 14'2x8'8 (4.32mx2.64m)

### BATHROOM/W.C 7'1x6'3 (2.16mx1.91m)

### FRONT ELEVATION

### EXTERNALLY





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# Glaisdale Court

Approximate Gross Internal Area  
646 sq ft - 60 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. 2023

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			
<b>England &amp; Wales</b>		74	81
		EU Directive 2002/91/EC	

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