



10 CLARENDON HOUSE UPLANDS ROAD, DARLINGTON, DL3 7SL

Offers In The Region Of £115,000

Ideal location and within walking distance of the main town centre, situated in the prime West End of Darlington, this two bed first floor apartment makes the ideal investment. With an intercom entry system and briefly comprising of; entrance hall, lounge, kitchen, two bedrooms and bathroom/WC . Externally there are most pleasant, well maintained communal garden areas and allocated car parking space. Viewings are available immediately!

This property is sold with a sitting tenant currently paying £625pcm and in contract until June 2024.



TENURE: LEASEHOLD
 COUNCIL TAX : C

COMMUNAL HALLWAY

HALLWAY

LOUNGE/DINER

15'05 x 13'2 (4.70m x 4.01m)

Alight and bright spacious reception room , easily accommodating a dining table.

KITCHEN

6'08 x 10'04 (2.03m x 3.15m)

Fitted with an ample range of wood effect wall, floor and drawer cabinets with textured sink unit. The integrated appliances include an electric oven with induction hob and extractor hood.

BEDROOM ONE

6'08 x 10'04 (2.03m x 3.15m)

A spacious master bedroom having a UPVC window to the front aspect.

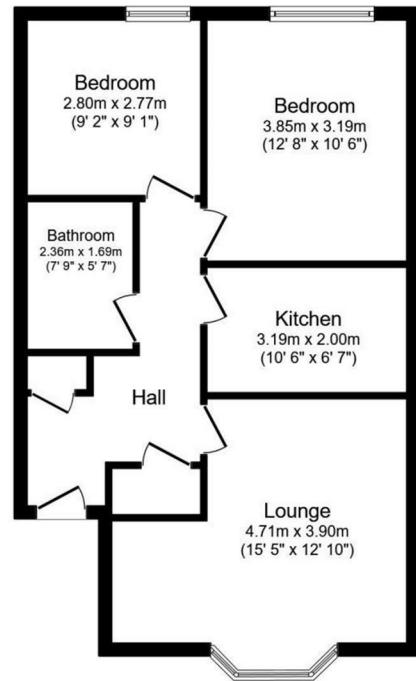
BEDROOM TWO

9'00 x 9'02 (2.74m x 2.79m)

A further generous bedroom, this time having a UPVC window to the rear aspect.

BATHROOM/WC

Fitted with a white suite to include a panelled bath with over the bath electric shower and screen with pedestal hand basin and low level WC.



Floor Plan

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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