



**10 CHELSEA COURT MARLBOROUGH DRIVE, DARLINGTON, COUNTY  
DURHAM, DL1 5YE  
£85,500**

This spacious TWO BEDROOMED apartment is situated on the second floor, with LIFT ACCESS and set within a desirable development, just off Grange Road in Darlington's West End. This apartment and location will surely appeal to a host of buyers and available with NO ONWARD CHAIN making an ideal investment opportunity. The central heating boiler is new as of November 2022.

Tastefully decorated and in ready to move into order. The accommodation boasts generous living space and is situated in the most convenient location with a parking space allocated, handy for Darlington's South Park and the lovely walks there and being not too far from Sainsbury's Supermarket and Darlington's town centre shops and amenities. The vibrant hub of Grange Road with a choice of bars and restaurants is only a short walk too and the location has excellent transport links to the A66 (East and West) and the A1M. Darlington's train station is close at hand also.





Warmed by gas central heating and being fully double glazed. The property sits within an apartment block with four floors, serviced by a lift and also having the benefit of intercom and CCTV entry system.

TENURE: Leasehold  
COUNCIL TAX:

### COMMUNAL HALLWAY

With upgraded intercom access to the communal entrance which has a staircase to all of the floors and also the advantage of a lift. Once you're at the second floor there is a landing area and access to the apartment.

### RECEPTION HALLWAY

The reception hallway is most welcoming, having laminate flooring and leads through to both bedrooms and the lounge. There are two generous store cupboards within the reception hallway that allow for floor to ceiling storage space to one and hanging space to the second.

### LOUNGE

10'2" x 16'6" (3.10m x 5.03m)

A well proportioned reception area that is light and bright overlooking the rear of the development with a upvc window. There is detailed coving to the ceiling and access to the kitchen.

### KITCHEN

8'02 x 7'11 (2.49m x 2.41m)

Fitted with a range of cabinets with solid wood fronts which have been painted a modern Grey tone and which are complimented by striking dark work surfaces with a stainless steel sink unit. The integrated appliances including an electric double oven with gas hob, and stainless steel extractor hood, and integrated fridge. In addition there is plumbing for an automatic washing machine and the Baxi wall mounted central heating boiler is situated here, the room has been finished with with ceramic tiled splash back surrounds.

### BEDROOM ONE

12'07 x 9'10 (3.84m x 3.00m)

The principle bedroom has a upvc window to the rear of the property with an ample range of fitted wardrobes and is a good sized double bedroom.

### BEDROOM TWO

8'03 x 10'05 (2.51m x 3.18m)

A further generous double room again overlooking the rear aspect of the development.

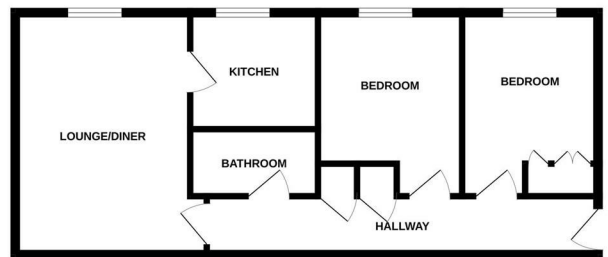
### BATHROOM

Fitted with a modern white suite finished with tasteful neutral grey tones. The bathroom comprises of a panelled bath with mains fed over the bath shower, pedestal handbasin with fitted vanity storage cupboard and low level WC.

### EXTERNALLY

Externally there is allocated parking with the property and the established borders and gardens are communal. There is an annual maintenance charge, details of which are available from our office.

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq ft. (49.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and depths are not guaranteed and are approximate. The vendor does not accept any liability for any error or omission in these figures. This plan is for illustrative purposes only and should not be relied upon for any purpose other than that of a general guide. The layout, fixtures and fittings shown here are not intended to be guaranteed and are subject to change without notice. Made with Autocad 12/2023

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	78	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

