



6 LOMBARD COURT MARLBOROUGH DRIVE, DARLINGTON, DL1 5YG

Offers In Excess Of £70,000

Conveniently situated in the West End of town and having ease of access to Darlington's town centre, local shops and major supermarket and the train station. There are also excellent transport links towards Teesside and the A1M. Darlington's historic South Park is also a walk away.



This one bedoomed apartment is available with no onward chain and is situated within a block of only five other apartments and is situated on the top floor. Warmed by gas central heating and fully double glazed. The accommodation comprises of a generous lounge, sizeable kitchen which can accommodate a breakfast table. The double bedroom is of a good size with a range of fitted wardrobes and there is a bathroom/WC with a separate shower cubicle. Externally the property is in communal gardens and has an allocated parking space.

TENURE: Leasehold
COUNCIL TAX: B

COMMUNAL ENTRANCE

With intercom access and stairs to each floor.

RECEPTION HALLWAY

With storage cupboard and leading to the lounge, bedroom and bathroom.

LOUNGE

14'10" x 13'6" (4.54 x 4.13)

A generous lounge with a window to the front aspect and open plan to the kitchen.

KITCHEN

KITCHEN

Fitted with an ample range of limed oak cabinets with an integrated electric oven and gas hob there is also plumbing for an automatic washing machine. There is a tiled floor and window to the side and the room can accommodate a breakfast table and chairs.

BEDROOM

12'1" x 10'0" (3.70 x 3.07)

A generous double bedroom with a window to the front aspect and having a range of built in wardrobes.

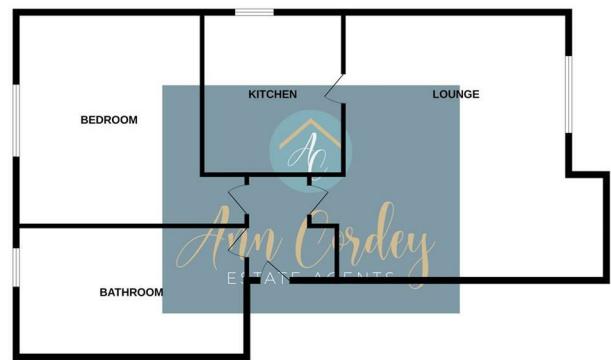
BATHROOM/WC

With corner bath and a separate shower cubicle with mains fed shower. There is also a pedestal handbasin and WC.

EXTERNALLY

EXTERNALLY
The apartment block is at the head of a cul-de-sac and is one of only six within the building. There are communal gardens and an allocated parking space.

GROUND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other internal features are approximate and no responsibility is taken for any errors, omission or mis-statement. The floorplans are for the sole use of the prospective buyer and must not be used or reproduced by any other person. The services, systems and appliances shown have not been tested and so may not be as good as their operability or efficiency can be given.

Rating	Current	Potential
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-91) B	71	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Rating	CO2 Emissions Range	Current	Potential
A	Very environmentally friendly - lower CO2 emissions (92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO2 emissions			

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.

