



## Clarendon House

Darlington DL3 7SL

Offers Over £110,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Clarendon House

Darlington DL3 7SL



- Two Bedrooms
- Close To Local Amenities
- Communal Grounds

- Apartment
- Council Tax Band C
- Allocated Parking Bay

- West End
- EPC Rating C
- No Chain

This two bedroom ground floor apartment is situated off Stanhope Road in the heart of the West End/Town Centre of Darlington within a short stroll of many amenities including Grange Road Imperial Quarter and the DL1 Development with cinema and restaurants.

## Communal Hallway

With entrance into apartment.

## Apartment Hallway

With composite door, radiator, airing cupboard and storage cupboard.

## Lounge/Diner

15'2 x 15'5 (4.62m x 4.70m)

Upvc double glazed bay window to the front, electric fire, coving to ceiling and radiator. Handset for intercom system.

## Kitchen

10'6 x 6'6 (3.20m x 1.98m)

Fitted with a range of wall, base and drawer units, contrasting work surfaces, part tiled walls, one and a half bowl stainless steel sink unit, Hotpoint oven and extractor, integrated fridge/freezer, washer/dryer, vinyl flooring.

## Bedroom 1

12'8 x 10'5 (3.86m x 3.18m)

Upvc double glazed window to the rear, radiator.

## Bedroom 2

9'2 x 9'1 (2.79m x 2.77m)

Upvc double glazed window to the rear and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, vinyl flooring and part tiled walls.

## Externally

There are two parking bays and communal seating areas. The car park is accessed via remote control gates and there are also pedestrian gates.

## Council Tax

Band C

## Tenure

This property is Leasehold

## Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

## Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

West End

Flood Risk

No Risk

Floor Area

678 ft 2 / 63 m 2

Plot size

0.02 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

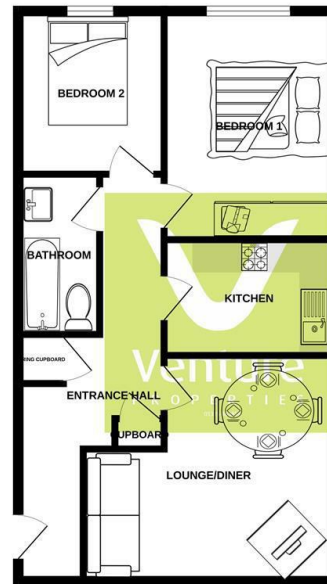
1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The architect, system and appearance of work have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Mapbox GLJS



## Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com