



Collingsway.

Darlington DL2 2FD

£105,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Collingsway.

Darlington DL2 2FD



- Penthouse Apartment
- En-Suite To Main Bedroom
- West Park Location

- Two Bedrooms
- Allocated Parking
- Council Tax Band B

- Lounge/Diner
- Well Maintained
- EPC Rating C

This well presented deceptively spacious penthouse apartment located in the popular West Park area of Darlington within a short stroll to the many amenities including Marks and Spencer Food Hall, Aldi and popular public house. The property has been well maintained by the current owner and offers good size accommodation and is ready to move into condition. Viewing is recommended.

Communal Entrance Hall

With staircases to all floors.

Apartment Entrance Hall

Handset for intercom system, access to loft which is part boarded and two storage cupboards.

Lounge/Diner

17'3 x 13'9' (5.26m x 4.19m')

Upvc double glazed windows to the front and side, radiator. Semi open plan to the kitchen.

Kitchen

8'11 x 5'11 (2.72m x 1.80m)

Fitted with a range of wall, base and drawer units, contrasting work surfaces, five ring hob, oven and extractor, concealed Potterton boiler (2013) space for

washing machine, space for fridge, stainless steel sink unit with mixer tap.

Bedroom 1

14'7 x 11'8 (4.45m x 3.56m)

Upvc double glazed window to the side, radiator.

En-Suite

Fitted with a suite comprising double shower cubicle, low level wc, wash hand basin, tiled floor and fully tiled walls.

Bedroom 2

17'3 x 9' (5.26m x 2.74m)

Upvc double glazed window to the front and radiator.

Bathroom

Fitted with a white suite comprising panelled bath, low level wc, wash hand basin, laminate flooring, radiator and part tiled walls.

Externally

The property has an enclosed communal area with allocated covered car port.

Council Tax

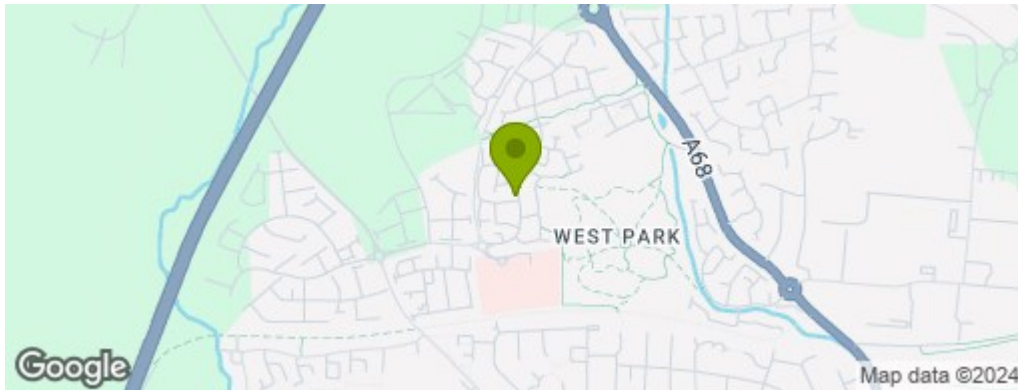
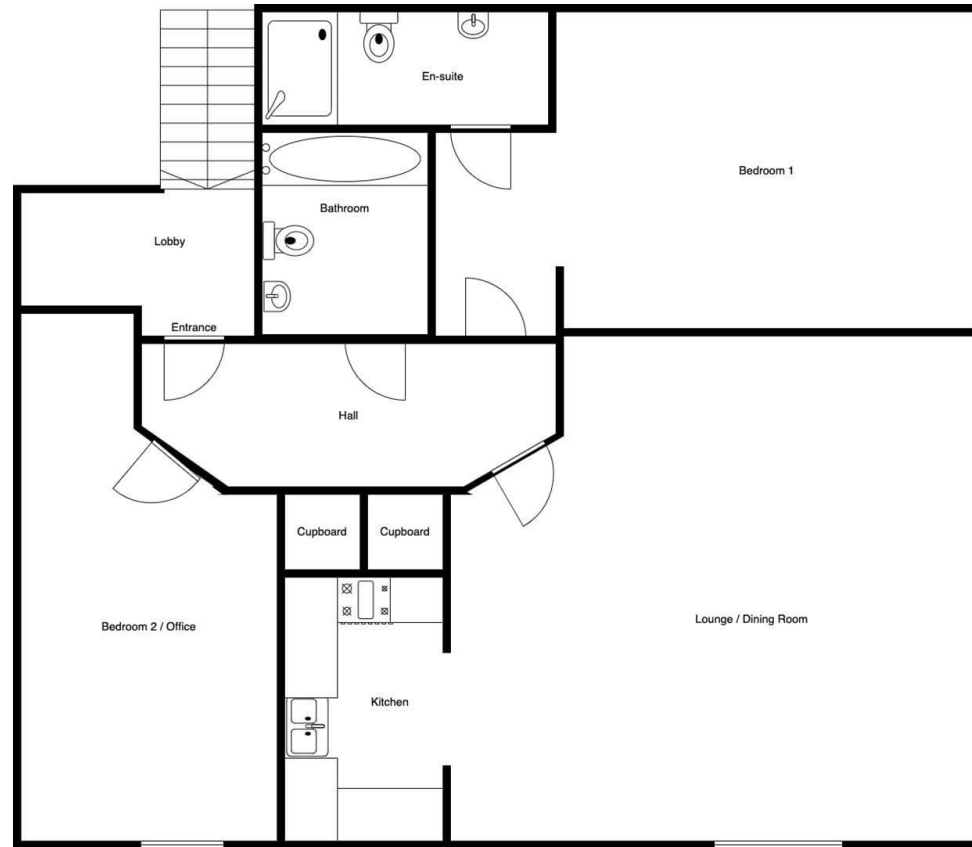
Band B

Tenure

This property is leasehold
Lease: 125 years from 1st January 2005
Ground Rent: £202.10 per annum
Service Charge: £1466.19 per annum
West Park Levy: £82.15 paid for 2022

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

01325 363858

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