



Haven Gardens

Darlington DL1 1PJ

Or Nearest Offer £80,000





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- Two Bedroom Second Floor Apartment
- Gas Central Heated & Double Glazed
- EPC Grade C

- Refurbished By The Current Owner
- Overlooks The Pleasing Bowling Green
- Council Tax Band B

- Viewing Advised
- Allocated Parking
- Spacious Accommodation

Nestled in the tranquil Haven Gardens of Darlington, this charming second-floor apartment offers a delightful living experience. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a cosy yet modern home. The apartment boasts a lovely view of the bowling green at the rear, providing a serene backdrop for relaxation.

Set within a well-maintained complex, residents can enjoy the benefits of communal grounds and a designated parking bay, ensuring convenience and ease of living. The location is particularly advantageous, as it is just a short five-minute stroll to the local train station, making commuting a breeze. Additionally, a variety of local amenities are within easy reach, enhancing the appeal of this property.

This apartment is an ideal choice for first-time buyers looking to step onto the property ladder or for investors seeking a promising rental opportunity. With its combination of charm, practicality, and a prime location, this property is not to be missed.

Communal Entrance

With stairs to the second floor.

Reception Hallway

With intercom phone, two deceptively spacious store cupboards and access to all rooms.

Lounge

15'8" x 11'5" (4.8 x 3.5)

Situated to the rear of the property with double glazed window, gas central heating radiator and fantastic view overlooking the pleasing bowling green.

Kitchen Dining Room

12'9" x 7'10" (3.90 x 2.40)

Situated to the front of the property with a modern range of wall floor and drawer unit with contrasting worksurfaces, integrated oven and hob with overhead extractor unit, plumbing connections for an automatic washing machine, part tiled walls, double glazed window and dining area.

Bedroom One

13'5" x 8'6" (4.10 x 2.60)

Situated to the rear of the property being a good double size bedroom with gas central heating radiator and double glazed window.

Bedroom Two

8'6" x 6'6" (2.6 x 2.00)

Situated to the front of the property with double glazed window and gas central heating radiator.

Bathroom/W.C

8'6" x 5'2" (2.60 x 1.60)

With a modern suite comprising panel bath with overhead shower, pedestal wash handbasin, low-level WC, central heating radiator and double glazed window.

Externally

The apartment is situated in a well presented complex having communal grounds both to the front and rear and allocated parking.

Tenure

The apartment is leasehold on a 999 year lease from 2004, the current owner is paying £165 per month for service charges of which include communal grounds, building insurance.

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 613 ft 2 / 57 m 2

Plot size 0.02 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

C2

Broadband

Basic

8 Mbps

Superfast

128 Mbps

Satellite / Fibre TV Availability

BT

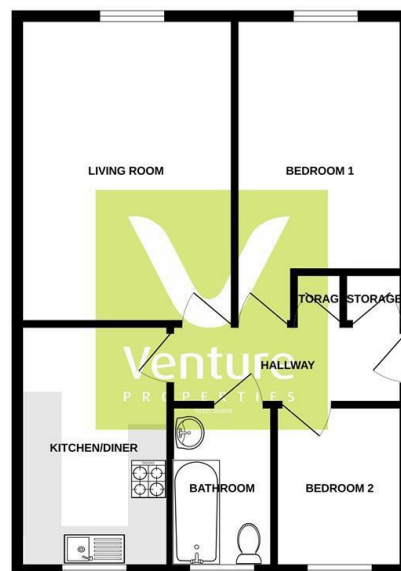
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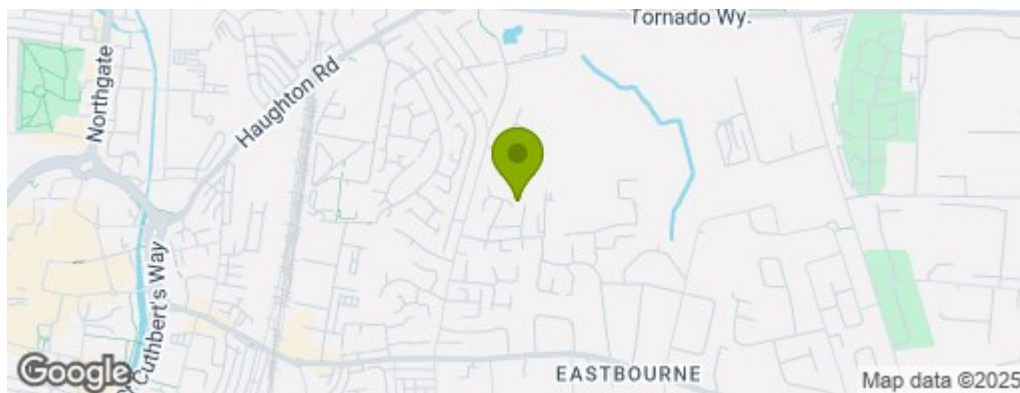
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SECOND FLOOR APARTMENT



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