



Durham House

Darlington DL3 7FD

Offers Over £95,000





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.

Durham House

Darlington DL3 7FD



- Two Bedrooms
- Modern Kitchen
- Communal Grounds

- Ground Floor Apartment
- Two Double Bedrooms
- EPC Rating C

- Intercom System
- Allocated Parking
- Council Tax Band C

SOLD WITH SITTING TENANTS. Spacious two bedroomed ground floor apartment in the West End of Darlington perfect for a single person or couple. The apartment benefits from two double bedrooms and a modern bathroom and kitchen with some appliances. The property is ideal for commuting in and out of Darlington town centre and also benefits from an intercom system, allocated parking and communal gardens. Viewing is recommended.

Communal Entrance Hallway

Leading to apartment.

Apartment Hallway

With radiator, cupboard housing hot water system and storage cupboard.

Lounge

11'8" x 13'7" (3.56 x 4.14)

With double doors overlooking the garden/patio, two double radiators, handset for intercom system.

Kitchen

9'6" x 9'10" (2.90 x 3.00)

Fitted with a range of modern wall, base and drawer units with contrasting work surfaces and splashbacks, four ring hob, oven and extractor, space for

dishwasher/tumble dryer, integrated washing machine, fridge/freezer, vinyl flooring, radiator, window to front elevation and ceiling spotlights.

Bedroom 1

13'9" x 8'6" (4.19 x 2.59)

With window to side, double radiator.

Bedroom 2

8'6" x 11'9" (2.59 x 3.58)

With window to rear elevation, radiator.

Bathroom

Fitted with a white suite comprising, bath with shower over, wash hand basin set within vanity unit, low level wc, heated towel rail, extractor, ceiling spotlights, vinyl flooring, part tiled walls and shaver point.

Externally

There is allocated parking and communal grounds

Tenure

This property is Leasehold
155 year lease from 1st April 2003
Ground Rent: £175 per annum
Service Charges: £140 per month
Interim Charges: £400

Council Tax

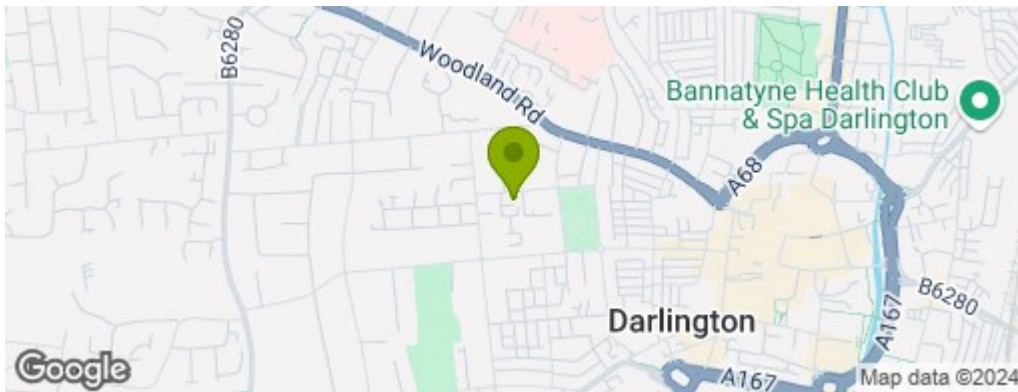
Band C

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



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2016



Property Information

01325 363858

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