

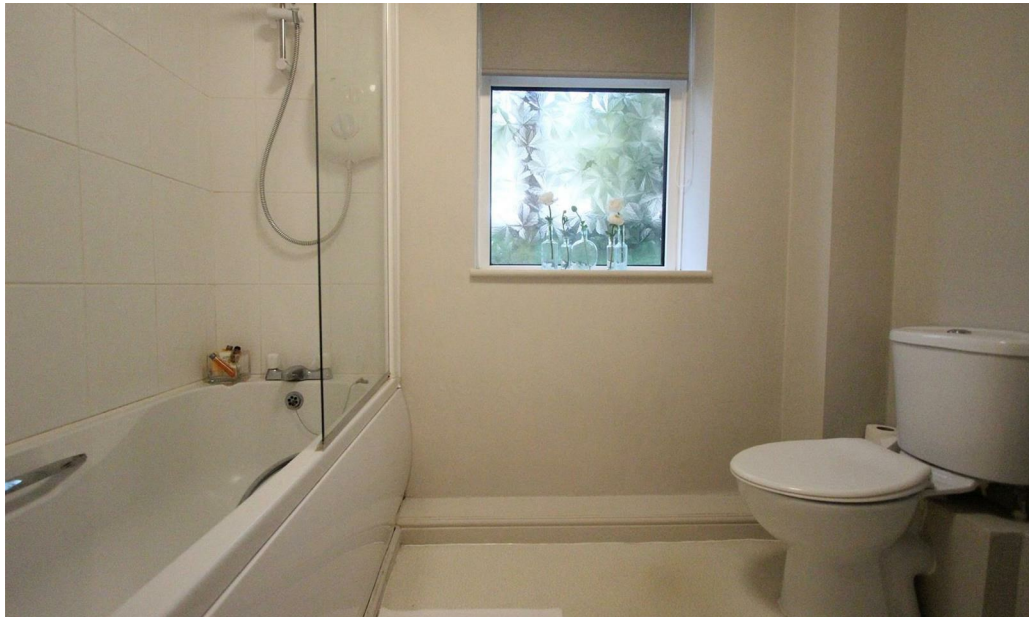


## Rosebay Court

Darlington DL3 6RS

Offers Over £80,000





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.

# Rosebay Court

Darlington DL3 6RS



- Two Bedroom Apartment
- Close to Town Centre

- Quiet Location
- Council Tax Band C

- Allocated Parking Bay
- EPC Rating D

A well presented, two bedroomed ground floor apartment, located close to the Memorial Hospital and within easy reach of both Darlington Town Centre and Cockerton Village. The property is offered to the market with a long term sitting tenant currently paying £500pcm

In brief the property comprises : Communal Entrance, Hallway, Lounge/Diner, Kitchen, Two Bedrooms and Bathroom. Externally there is an allocated parking space.

Council Tax: Band C

## Reception Hallway

With security intercom phone.

## Entrance Hall

With storage radiator, intercom phone, airing cupboard with tank fitted with an immersion heater.

## Lounge

14'8 x 11'10 (4.47m x 3.61m)

Situated at the front with corniced ceiling, electric fire with surround, double glazed french doors out to the front, storage radiator, telephone point and tv point.

## Kitchen

9'4 x 10' (2.84m x 3.05m)

Situated to the rear. Fitted with a range of wall and floor units, contrasting work surfaces, electric hob and oven, plumbing for an automatic washing machine, sink unit, part tiled walls, double glazed french doors to the rear.

## Bedroom 1

12' x 11'9 (3.66m x 3.58m)

Situated to the front, with storage radiator, double glazed window and telephone point.

## Bedroom 2

12' x 8'7 (3.66m x 2.62m)

Situated to the side with storage radiator and double glazed window.

## Bathroom

Fitted with a suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed window, electric shower, electric heater and shaver light.

## Externally

There is an allocated parking bay and bin store.

## 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

## Tenure

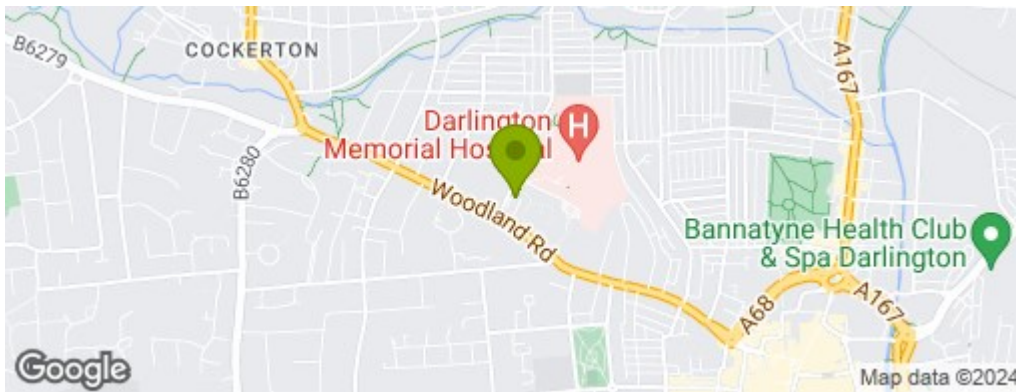
This property is leasehold.

## Note

The photographs were taken prior to tenancy.



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  
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## Property Information

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