



**** GROUND FLOOR APARTMENT ** ** BEAUTIFULLY PRESENTED ** ** POPULAR LOCATION ****

We are pleased to bring to the market this one bedroom GROUND FLOOR apartment which benefits from double glazed windows and well appointed kitchen and bathroom facilities. It is in good decorative order throughout. It is extremely well positioned in the popular Whinfield area of Darlington which lies within walking distance of the Asda supermarket, local doctors surgery and pharmacy, bus routes and transport links to the A1(M) and A66.

In brief the accommodation comprises of an entrance lobby, a good sized lounge and dining area, well appointed kitchen providing a range of wall and base units with laminate work surfaces incorporating a sink unit, gas cooker point with cooker hood, space for a fridge/freezer and plumbing for an automatic washing machine, a double bedroom with large cupboard and a bathroom/w.c. with well equipped white suite comprising of panelled bath, wash hand basin and w.c. Externally there is a small garden to the front having been gravelled for low maintenance and a useful outside store.

Council tax band A EPC Band C

Please note: NO PETS, NO SMOKERS, Bond £634.00

Required earnings: tenant £16,500 per annum, guarantor £19,800 Per annum (if required).

(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

To arrange a viewing please contact Smith & Friends (formerly Robinsons Tees Valley)

Aberdeen Road, Darlington, DL1 3QY

1 Bedroom - Apartment

£550 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Aberdeen Road, Darlington, DL1 3QY



ENTRANCE PORCH
LOUNGE / DINING AREA
107'10" x 16'2" (32.87 x 4.94)



KITCHEN
57" x 9'10" (1.71 x 3.02)



BEDROOM
9'4" x 16'2" (2.87 x 4.94)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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