



Smith and Friends are pleased to bring to this market GROUND FLOOR ONE BEDROOM APARTMENT. Available part furnished, the property is ideally placed within walking distance of the Town Centre and local amenities. It benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the accommodation comprises:- good sized lounge, kitchen with electric ceramic oven, hob and extractor hood, free standing fridge/freezer and washing machine. Bedroom and bathroom/w.c with white suite, bath and overhead shower, and a back yard.

Bond £461

Required earnings; tenant(s) £12,000 guarantor (if required) £14,400.

Primrose Street, DL3 7TN

1 Bedroom - Flat

£400 PCM

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



Primrose Street, DL3 7TN



ENTRANCE HALLWAY
LOUNGE



KITCHEN



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		
(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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