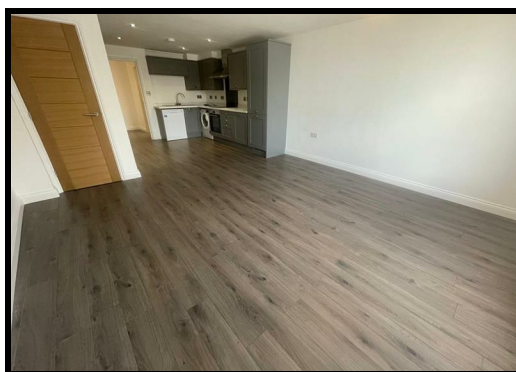




6 Lears Residence, Darlington

£825 Per Month

****PARKING SPACE INCLUDED IN RENTAL PRICE**** A truly magnificent opportunity has arisen to rent an immaculately presented two bed roomed first floor apartment situated within extremely close proximity to Darlington's Market Place. The beauty of living within the heart of a traditional market town means Lears Residence is perfectly placed for super-convenient everyday living with great leisure, retail and dining facilities right on your doorstep. As you exit the building, a few steps to the left brings you Al Fresco dining on Blackwellgate, straight ahead is the High Row shopping area complete with Indoor Market and to the right is the outdoor Market Place. Luxurious accommodation throughout and finished to an extremely high specification in brief this beautiful apartment is comprised of an internal hallway, a beautifully appointed lounge, a modern and most contemporary kitchen, two bedrooms and a shower room. This property also benefits from two communal bike stores and an intercom entry system. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



6 Lears Residence, Darlington

General Remarks

An outstanding opportunity has arisen to rent a first floor two bed roomed apartment situated in a historic building which has been converted within the heart of Darlington's vibrant town centre.

The apartment offers fine interior design and is finished to an extremely high specification with quality fixtures and fittings throughout.

Council Tax band B

EPC band B

There are two secure bike stores within the communal area. The £825.00 monthly rent will include a parking pass to Feethams multi storey car park for the duration of the tenancy.

Bond equivalent to 5 Weeks Rent + one months rent of £825.00 is required upfront.

Gas fired central heating

We recommend viewings at the earliest opportunity to avoid disappointment.

Location

Lears residence has been crafted carefully within two historic town centre marketplace buildings. All of the apartments are truly unique and, provide comfort, convenience and a little piece of local history. This impressive and most contemporary apartment is superbly positioned within the heart of Darlington's Town centre where you will find a host of amenities including shops, boutiques, restaurants, continental cafe's and leisure facilities. The property is ideally situated for accessing first class local schools to include, The Federation of Abbey Infant and Junior school, St Augustine's Primary School, Hummersknott Academy and Carmel School. For the commuter the property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway which lies within walking distance of the property provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours.

Internal Hallway

The internal hallway is warmed by a central heating radiator and benefits from an entry intercom system.

Kitchen

9'7" x 9'11"

The modern and most contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a composite sink and drainer. The kitchen is warmed by a central heating radiator and benefits from laminated flooring and a number of appliances including an electric oven and hob with over head extractor hood, a fridge / freezer, a washer / dryer and a dishwasher. The kitchen is open plan with the living room.

Living Room

15'1" x 13'7"

The beautifully presented living room is warmed by a wall radiator, is tastefully decorated in neutral tones and benefits from laminated flooring, a wood framed window and a cupboard providing useful storage. The living room is open plan with the kitchen.

Bedroom One

10'7" x 9'9"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring, a wood framed double glazed window and a cupboard which houses the central heating boiler.

Bedroom Two

9'6" x 8'2"

A further bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from laminated flooring and a UPVC double glazed window overlooking the rear elevation of the property.

Shower Room

5'4" x 8'10"

The shower room has a tiled floor is warmed by a towel radiator and is fitted with a modern and most contemporary suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

