



*Ann Cordey*  
ESTATE AGENTS

**9 Claremont Villas Trinity Road, Darlington, DL3 7AW**  
**Offers In The Region Of £162,500**



## 9 Claremont Villas Trinity Road, Darlington, DL3 7AW

Situated within a quiet corner in the prestigious West End of Darlington, we offer apartment living at its finest with this TWO BEDROOMED, second floor apartment just off Trinity Road. The modern apartment offers spacious accommodation flooded with natural light from the Juliet balcony from the lounge and the large picture window from bedroom one.

The appeal of the accommodation is evident when you are greeted by the well kept communal gardens and pretty plants pots with spring flowers. The communal hallway and staircase are well kept and lead up to the apartment itself.

As you enter the welcoming reception hallway it sets the tone of the apartment being both light and airy, with neutral decor throughout. The kitchen has been well planned with ample cabinets and a host of integrated appliances.

The master bedroom boasts ensuite facilities, with the second bedroom being equally spacious, making it perfect for guests, a home office, or a growing family. Residents will appreciate the well-kept grounds. Additionally, the property comes with an allocated parking space, ensuring convenience in this bustling area.

Situated within walking distance to the town centre and the cosmopolitan bars of Grange Road, this apartment offers the best of both worlds: a peaceful retreat in a vibrant neighbourhood. With a 999-year lease from 2010 and in-house management of maintenance fees, this property promises a hassle-free living experience.

Warmed by gas central heating and fully double glazed.

TENURE: Leasehold  
COUNCIL TAX

### COMMUNAL HALLWAY

Intercom access and staircase to all floors.

### RECEPTION HALLWAY

Welcoming and spacious leading to all of the accommodation there is also a large storage cupboard. The hallway has access to the attic space.

### LOUNGE

17'1" x 12'6" (5.21 x 3.82)

A sizeable reception room with a Juliet balcony to invite the outdoors in and flood the room with light.

### KITCHEN

8'3" x 11'10" (2.53 x 3.63)

Comprising of an ample range of wall, floor and drawer cabinets with complementing worksurfaces. The host of integrated appliances include an electric oven and gas hob, microwave, dishwasher, washing machine and fridge & freezer. The room can accommodate a breakfast table and has a window to the side aspect. The 'Viessman' central heating boiler is also situated here.

### BEDROOM ONE

17'7" x 11'2" (5.37 x 3.42)

The prinicpal bedroom is a generous double room with a large picture window which provides lots of natural light.



**ENSUITE**

With a mains fed shower, pedestal handbasin and low level WC.

**BEDROOM TWO**

12'8" x 10'0" (3.87 x 3.05 )

A second double bedroom.

**BATHROOM/WC**

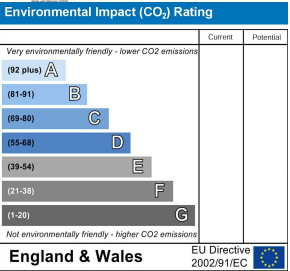
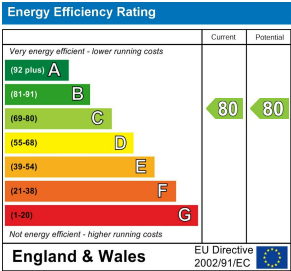
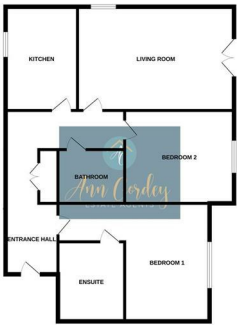
Fitted with a white suite which includes a panelled bath, pedestal handbasin and WC

**EXTERNALLY**

The property sits in well kept communal grounds and has an allocated parking space.



GROUND FLOOR



YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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