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55-57 Cleveland Terrace  
Darlington, DL3 8HN  
**Price £165,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s



Conveniently located in the West End of Darlington, this charming, top floor apartment on Cleveland Terrace offers a perfect blend of comfort and convenience.

The apartment features a spacious living space, providing a delightful space for relaxation and entertaining, two well proportioned bedrooms and bathroom.

Situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities.

Additionally, this property comes with the advantage of no onward chain, allowing for a smooth and straightforward purchasing process. It is ready to move into, meaning you can settle in without delay and start enjoying your new home from day one.

Externally the property offers an allocated parking space in a gated, secure car park.





- Top floor apartment
- West End location
- Walking distance to the town centre
- No onward chain

#### **TENURE**

The property is leasehold held on a 125 year lease dating from 2005

Ground Rent: £100

Service Charge: £1,415.54

#### **GENERAL INFORMATION:**

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

#### **Buyer Identification Check**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

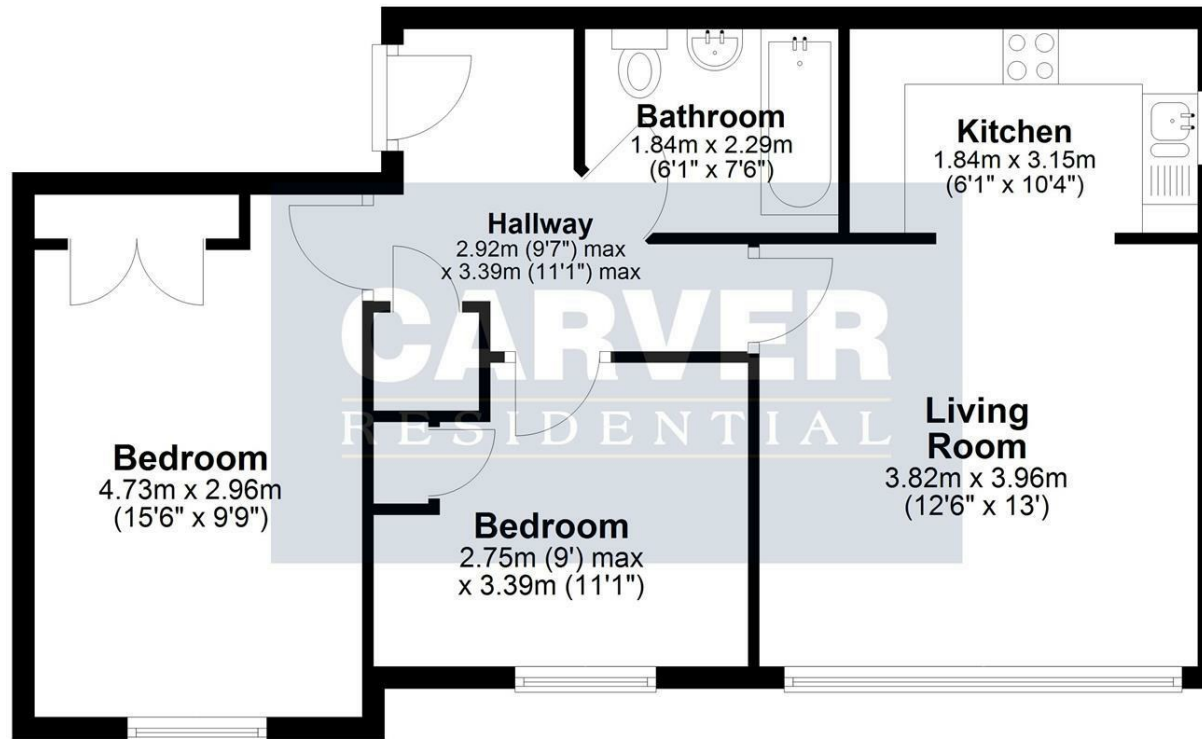
#### **Property Size**

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



## Ground Floor

Approx. 57.0 sq. metres (613.3 sq. feet)



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

Total area: approx. 57.0 sq. metres (613.3 sq. feet)

**Flat 16 Greenhills, Darlington**

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