

**\*\* BEAUTIFULLY PRESENTED APARTMENT \*\*\* LIGHT AND AIREY ACCOMMODATION \*\***  
**\*\* WALKING DISTANCE OF RAILWAY STATION and TOWN CENTRE \*\*\* ALLOCATED PARKING \*\***  
**\*\* SECURE INTERCOM ENTRY SYSTEM \*\***

We anticipate demand to be high for this well cared for and maintained two bedroom ground floor apartment.

Located on this popular development just off Neasham Road which lies within easy reach of local shops, amenities and schooling. There are also convenient transport links to the A1(M) and A66.

Externally there is one allocated parking space.

Required earnings: Tenant Income: £21,000.00 Guarantor Income £25,200.00 ( if required )

ALL APPLICATIONS ARE SUBJECT TO A HOLDING FEE

EPC rating C  
BOND £807

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

**Appleby Close, Darlington, DL1 4AJ**

**2 Bed - Apartment**

**£700 Per Month**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Appleby Close, Darlington, DL1 4AJ



In brief the accommodation comprises of a nice long entrance hall giving a good first impression with secure intercom entry system and open plan lounge through kitchen, perfect to maximise on family time. The lounge is an excellent size with two windows to the front elevation flooding the room with natural light with that open aspect through to the fitted kitchen providing a good range of wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, cooker hood, electric oven and white goods. Two good sized bedrooms the master of particular interest with a generous walk-in wardrobe/store room and a bathroom with well equipped three piece white suite comprising panelled bath with shower attachment, wash hand basin and w.c.



## ENTRANCE HALL

## LOUNGE/DINER

15'7" x 10'9" (4.75m x 3.29m)

## KITCHEN

10'4" x 8'3" (3.17m x 2.53m)

## BEDROOM

11'9" x 8'8" (3.6m x 2.65m)

## WALK-IN WARDROBE

5'1" x 7'3" (1.55m x 2.22m)

## BEDROOM

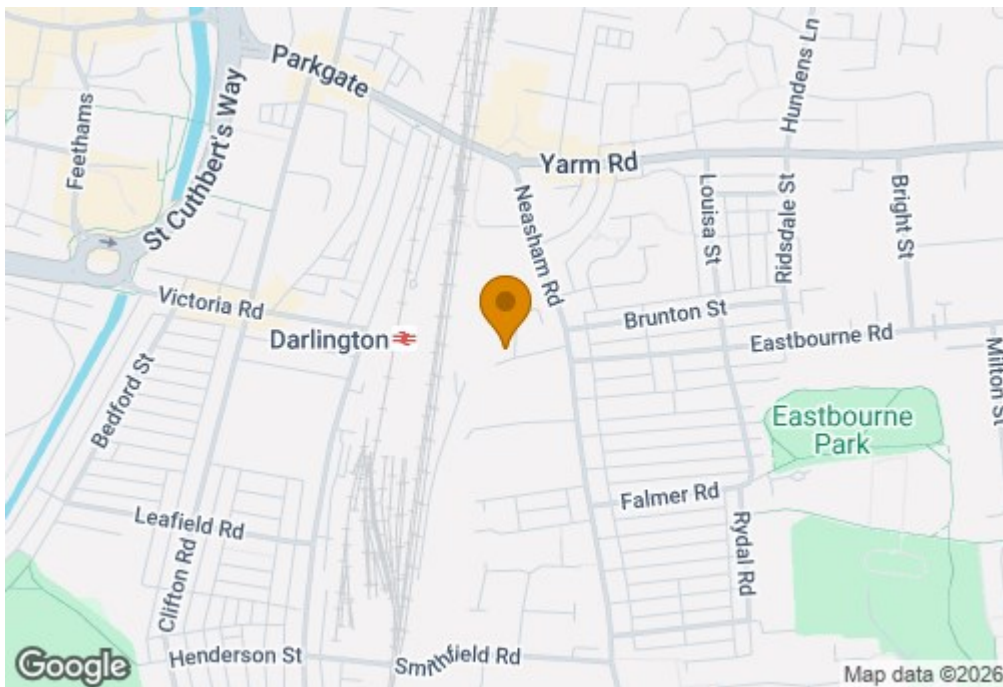
7'10" x 8'5" (2.39m x 2.58m)

## BATHROOM/W.C.

## FRONT EXTERNAL

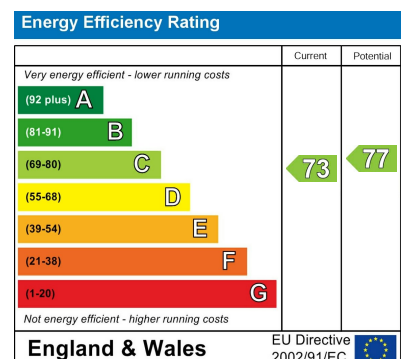


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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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.



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