

207 Grange Road

Darlington DL1 5NE

£850 Per Calendar Month

Venture PROPERTIES









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207 Grange Road

Darlington DL1 5NE



- Two Bedrooms
- Sought After West End Area
- Wonderful Views
- First Floor Apartment
- EPC Rating C
- Lift in Building
- En-Suite to Main Bedroom
- Modern Fitted Kitchen
- Viewing Essential

An immaculately presented, two bedroom, first floor apartment in the sought after West End of Darlington within easy reach of amenities including Grange Road Imperial Quarter and access onto the A1M north and south.

The property has a modern fitted kitchen with appliances, bathroom and en-suite and is neutrally and freshly decorated throughout.

We don't believe any apartments in Darlington have a better view than this one, with a wonderful outlook over South Park. There is also a lift in the communal area, if required.

Viewing is highly recommended.

Communal Hallway

Hallway

Lounge
12'6 x 15'2 (3.81m x 4.62m)

Kitchen
8' x 6'6 (2.44m x 1.98m)

Bedroom 1
12'4 x 10'4 (3.76m x 3.15m)

En-Suite

Bedroom 2
10'2 x 9'3 (3.10m x 2.82m)

Family Bathroom

Externally

Council Tax
Band C

Deposit (bond)
The deposit (bond) amount is equivalent to 5 weeks' rent.

Holding Deposit
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Reposit - Rent without a deposit
This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Other charges include:

Annual fee of £30, split between all tenants. This is only charged if your tenancy lasts for longer than 12 months.

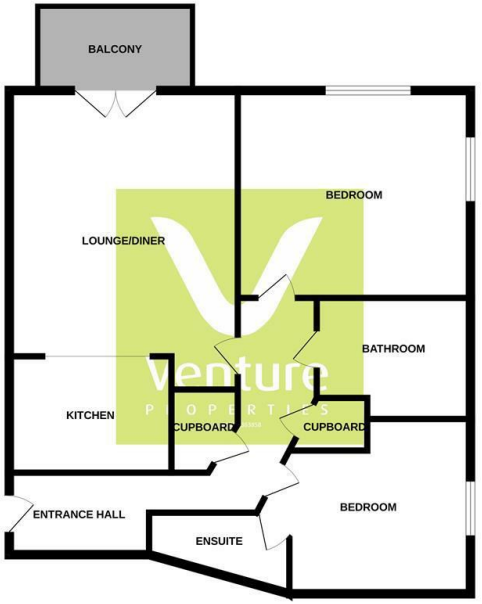
Dispute fee of £60, split between all tenants. Only chargeable if you wish to dispute end of tenancy charges and is fully refunded if your dispute is successful.

Tenant swap fee of £50. This is only due if there is a tenant swap or if a new tenant is added to the tenancy. It is paid by the incoming tenant only.

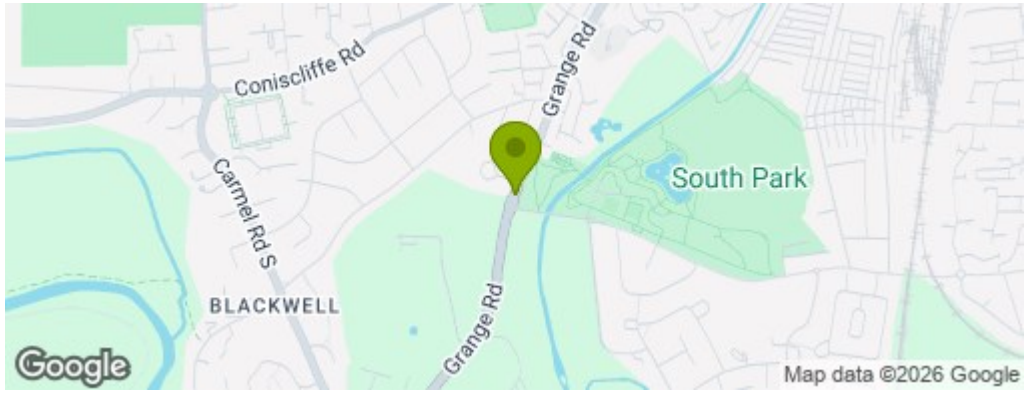
Further information is available at www.reposit.co.uk/tenants.

Venture Properties
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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