



Clifton Road
Darlington DL1 5DS
£575 Per Month





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Clifton Road

Darlington DL1 5DS



- Large 1 bedroom apartment
- Close to town centre
- Double glazing

- Allocated parking space
- South Park area
- Gas central heating

- 2 minutes walk from train station
- Council Tax Band A

A larger than average, one bedroom, apartment situated just 2 minutes walk from the train station and within easy reach of the town centre.

The property enjoys an enclosed shared yard and an allocated parking space, as well as double glazing throughout and gas central heating.

Entrance Hallway

Hallway

Lounge

15'7" (max) x 13'10" (4.764 (max) x 4.219)

Bedroom

13'10" x 10'6" (4.221 x 3.220)

Kitchen

15'8" (max) x 10'3" (4.784 (max) x 3.132)

Bathroom

Externally

Council Tax

Band A

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

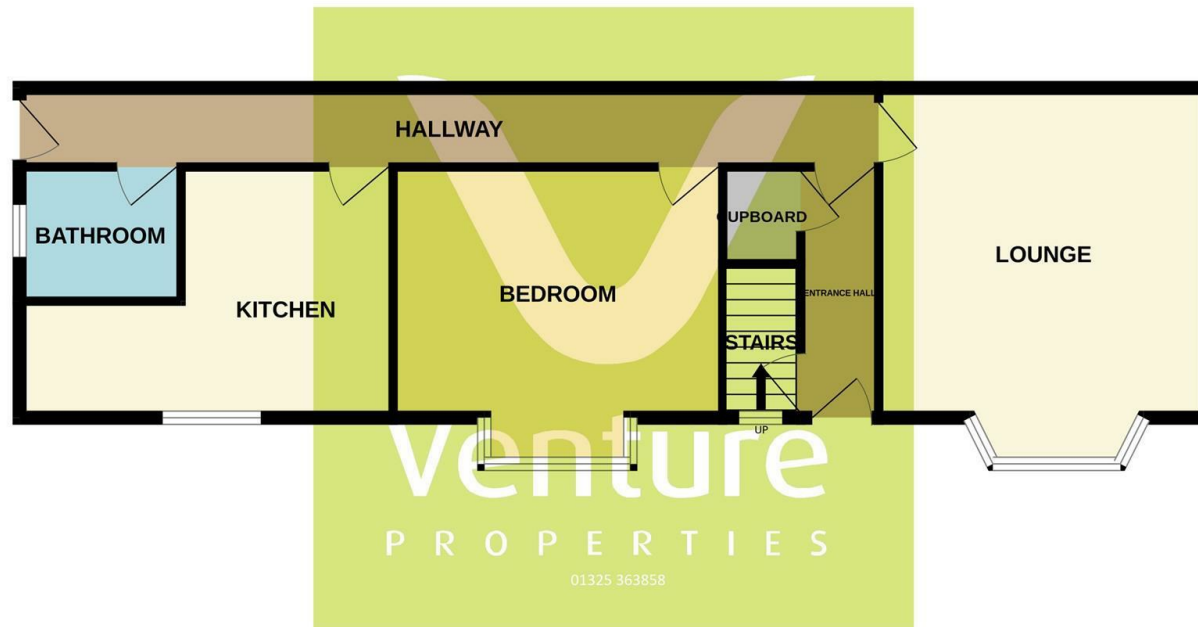
necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

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

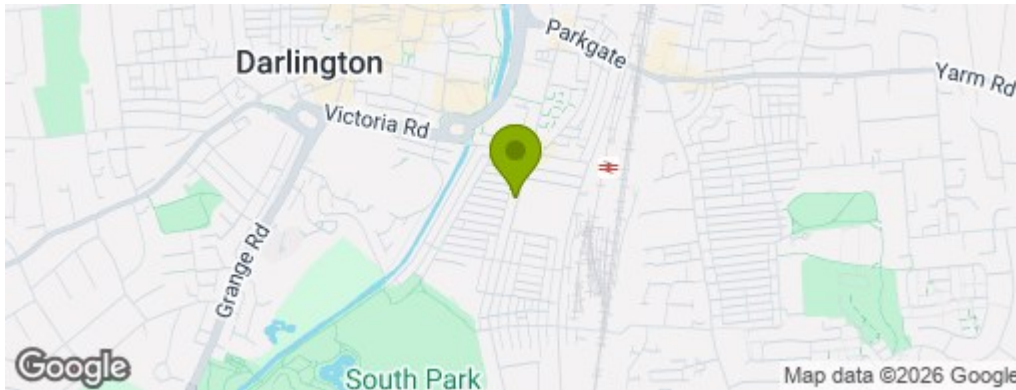
Venture Properties

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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