



Appleby Close

Darlington DL1 4AJ

£675 Per Calendar Month





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Appleby Close

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- Second Floor Apartment
- Very Well Presented
- Allocated Parking

- Two Bedrooms and Dressing Room / Study
- Modern Development
- EPC Rating C

- Popular Eastbourne Area
- Close To Amenities and Railway Station
- Council Tax Band B

A second floor, two bedroom, apartment in a modern development, ideal for access into Darlington town centre, railway station and other local amenities. The property benefits from two bedrooms, one with dressing area which also could be used as a study, open plan living/kitchen area and allocated parking space.

Council Tax: Band B

Entrance Hallway

Lounge / Kitchen

25'11" x 11'3" (7.90 x 3.43)

Bedroom One

11'7" x 9'5" (3.53 x 2.87)

Dressing Room/Office

Bedroom Two

8'2" x 7'9" (2.49 x 2.36)

Bathroom

7'3" x 5'6" (2.21 x 1.68)

Externally

Council Tax

Band B

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.*

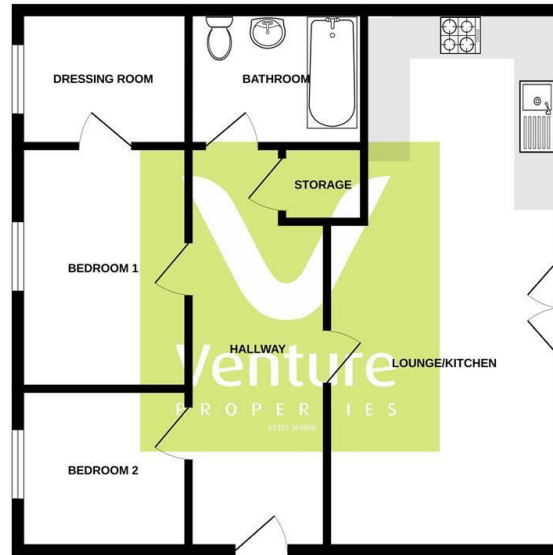
*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Venture Properties

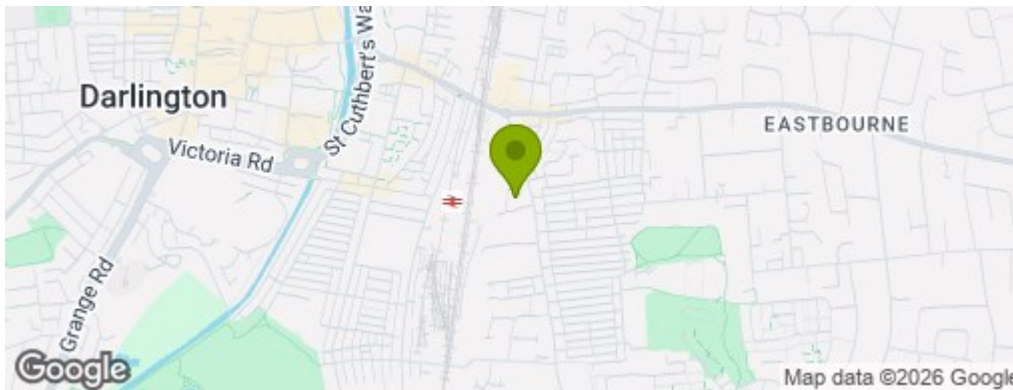
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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.

www.venturepropertiesuk.com

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 for any prospective purchase. The service, quality and quantity of items shown are not guaranteed and no guarantee as to their quantity or efficiency can be given.
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