

CARVERS

SALES & LETTINGS

Haven Gardens

Hundens Park, Darlington, DL1 1PJ

Offers over £70,000

Apartment

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Welcome to this modern two-bedroom apartment located in the sought-after Haven Gardens development in Darlington. This spacious residence offers a welcoming hallway with useful store cupboards, a well-appointed living room that boasts delightful views over the nearby bowling green, creating a serene atmosphere for relaxation and entertaining.

The apartment features a fitted kitchen/diner, perfect for enjoying your morning coffee or preparing meals. With one bathroom and two generously sized bedrooms, this property is ideal for a variety of buyers, whether you are a first-time homeowner, a small family, or looking to downsize.

Convenience is key, as this apartment is well-placed for easy access to local amenities and the train station, making commuting a breeze. Additionally, the property includes designated parking for one vehicle, ensuring you have a secure space for your car.

This competitively priced apartment presents an excellent opportunity for those seeking a modern living space in a vibrant community. Do not miss the chance to make this charming apartment your new home in Darlington.









- Purpose built development
- Impressive two bedroomed apartment
- Well presented throughout
- Suited to a variety of buyers
- Popular location
- Well placed for the train station
- Gas central heating and double glazing
- Allocated parking
- Spacious accommodation
- Internal viewing will impress



Buyers Identification Checks

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.

GENERAL INFORMATION

Tenure: Leasehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding B)

TENURE

The property is leasehold held on a 999 year lease dating from 1 January 2004
Ground Rent: £165
Service Charge: £1,800 per annum

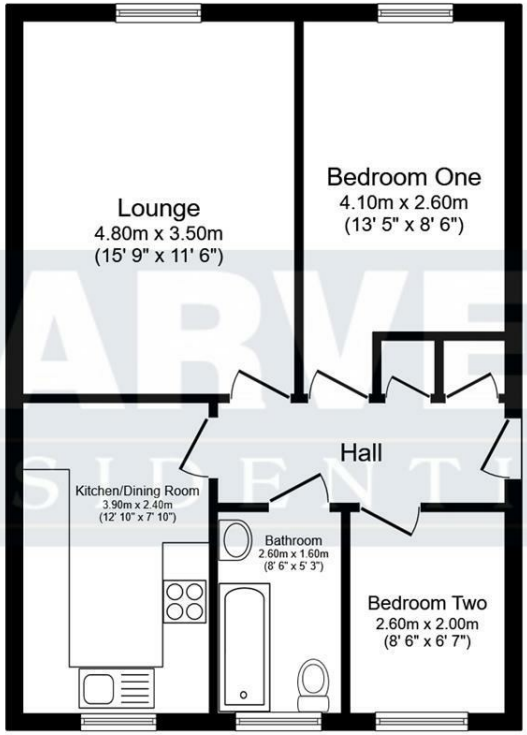
Property Size

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)







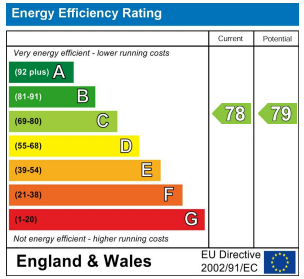


Floor Plan

Floor area 55.2 sq.m. (594 sq.ft.)

Total floor area: 55.2 sq.m. (594 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Property size taken from EPC sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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14 Duke Street, Darlington, County Durham, DL3 7AA 01325 357807 sales@carversproperty.co.uk