



DORCHESTER COURT, 1 MARLBOROUGH DRIVE, DARLINGTON, DL1 5YD

Offers In The Region Of £80,000

This spacious TWO BEDROOMED apartment is situated on the GROUND FLOOR within this desirable development in the heart of Darlington's West End. Tastefully decorated and in ready to move into order. The accommodation boasts generous living space and is situated in the most convenient location, handy for Darlington's South Park and the lovely walks there and being not too far from Darlington's town centre shops and amenities, the vibrant hub of Grange Road bars and restaurants and transport links to the A66 (East and West) and the A1M. Darlington's train station is



- HALLWAY
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM
- LOUNGE/DINER
- KITCHEN
- EXTERNALLY

GROUND FLOOR



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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not to be taken as a guarantee as to their condition or efficiency and no guarantee as to their condition or efficiency can be given. Plans made January 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

