



Haven Gardens

Darlington DL1 1PJ

£60,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- No Onward Chain
- Second Floor Apartment
- Council Tax Band A

- Eastbourne Location
- Combi Boiler Still Under Warranty
- Allocated Parking Space

- Close to Railway Station & Amenities
- EPC Rating C
- Ideal Investment Opportunity

NO ONWARD CHAIN

Welcome to this second-floor apartment located in Haven Gardens, Darlington. This one-bedroom property is perfect for first-time buyers or investors seeking a promising opportunity, as it comes with no onward chain.

Upon entering, you will find a well-proportioned reception room that offers a warm and inviting space for relaxation or entertaining guests. The apartment features a comfortable bedroom, providing a peaceful retreat at the end of the day. The bathroom is conveniently situated, ensuring ease of access.

One of the standout features of this property is the allocated parking space, which is a valuable asset in this bustling area. Additionally, residents can enjoy the communal gardens. Also boasting a recently installed Combi boiler in November 2024, which has a two year warranty.

Situated in the sought-after Eastbourne location, this apartment is ideally placed close to the train station, making commuting a breeze. You will also find a variety of local amenities within easy reach, enhancing the convenience of daily living.

This apartment presents an excellent opportunity to own a lovely home in a vibrant community. Whether you are looking to invest or seeking your first home, this property is not to be missed. We invite you to come and experience the charm of Haven Gardens for yourself.

Communal Entrance

Staircase to all floors.

Entrance Hallway

Door to front, airing cupboard and access to all rooms.

Lounge

11'09 x 16'09 (3.58m x 5.11m)

Upvc double glazed window to front, laminate flooring and radiator.

Kitchen

7'00 x 10'06 (2.13m x 3.20m)

Upvc double glazed window to rear, fitted with medium beech wall, base and drawer units, integrated four ring gas hob with extractor over and oven. Stainless steel sink with mixer tap, space for a washing machine and fridge freezer. Laminate flooring and wall mounted boiler

Bedroom One

10'03 x 12'05 (3.12m x 3.78m)

Upvc double glazed window to front and radiator.

Bathroom/W.C

Upvc double glazed obscure window to side, panelled bath with shower over, w.c and wash hand basin. Radiator.

Externally

There is allocated parking.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 484 ft 2 / 45 m 2

Plot size 0.01 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

128 Mbps

Satellite / Fibre TV Availability

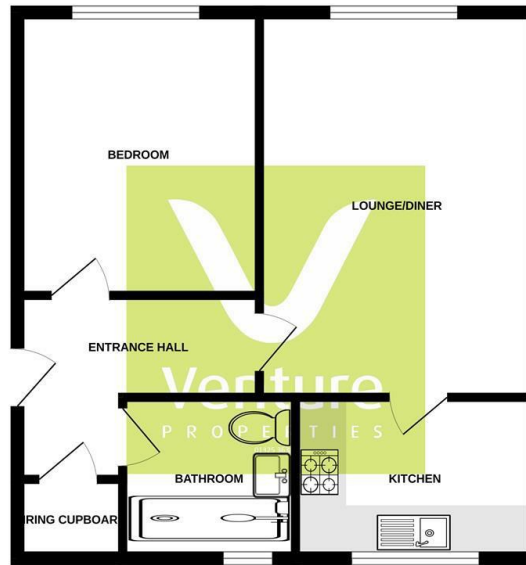
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Sky

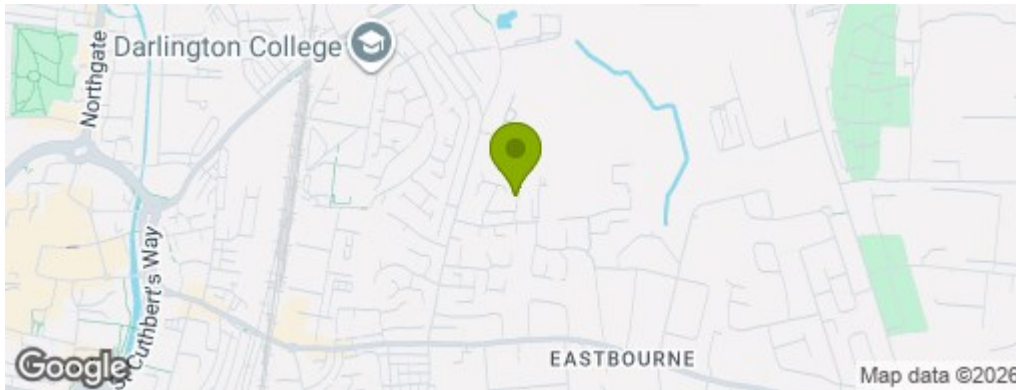
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, walls, rooms and any other details 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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