



VENTURE
PLATINUM

Trinity Mews | Darlington
£235,000





Welcome to this exquisite executive two-bedroom apartment located in the desirable Trinity Mews, Darlington. Nestled within beautifully landscaped grounds, this second-floor residence offers a perfect blend of comfort and convenience, being just a stone's throw away from the vibrant town centre.

As you step inside, you will be pleasantly surprised by the deceptively spacious living accommodation that this apartment provides. The well-designed layout features a welcoming reception room, ideal for both relaxation and entertaining guests. The apartment boasts two generously sized bedrooms, with the main bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort.

This property is perfect for those seeking a modern lifestyle in a prime location. The combination of its executive finish and proximity to local amenities makes it a must-see for potential buyers or renters. We highly recommend viewing this exceptional apartment at your earliest opportunity to fully appreciate all it has to offer. Don't miss out on the chance to make this delightful home your own.

Communal Entrance

With main front door, lift and stairs to all floors.





Entrance Hallway

With front door, intercom system and store cupboard.

Lounge 4.9 x 4.0 (16'0" x 13'1")

Situated to the rear of the property being a deceptively large spacious room with two double glazed windows, gas central heating radiator and wall mounted fire.

Kitchen/Breakfast Room 4.9 x 2.8 (16'0" x 9'2")

Situated to the side of the property with a modern range of wall floor and drawer unit with contrasting worksurfaces, part tiled walls, integrated oven and hob with overhead extractor unit, plumbing connections from automatic washing machine, integrated fridge and freezer, double glazed window to rear elevation and dining area.





Bedroom One 4.6 x 4.4 (15'1" x 14'5")

Situated to the rear of the property being an excellent sized double bedroom with double glazed window, gas central heating radiator, fitted robes and access leading to the ensuite.

En-Suite

With a modern suite comprising shower within cubicle, wash handbasin, low-level WC, radiator and double glazed window.

Bedroom Two 3.5 x 3.5 (11'5" x 11'5")

Situated to the side of the property being a good double sized bedroom with double glazed window and gas central heating radiator.

Bathroom

With a modern suite comprising panel bath, pedestal wash handbasin, low-level WC, gas central heating radiator and extractor fan unit.

Externally

The property stands in a picturesque location with landscaped gardens, allocated parking bay and garage, and access into the apartment.

Tenure

Leasehold

The apartment is held under a 999 year lease from 1st January 2000. There is a peppercorn ground rent payable, also management and services charges apply.

Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area West End

Flood Risk Very low

Floor Area 871 ft² / 81 m²

Plot size 0.10 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

76 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

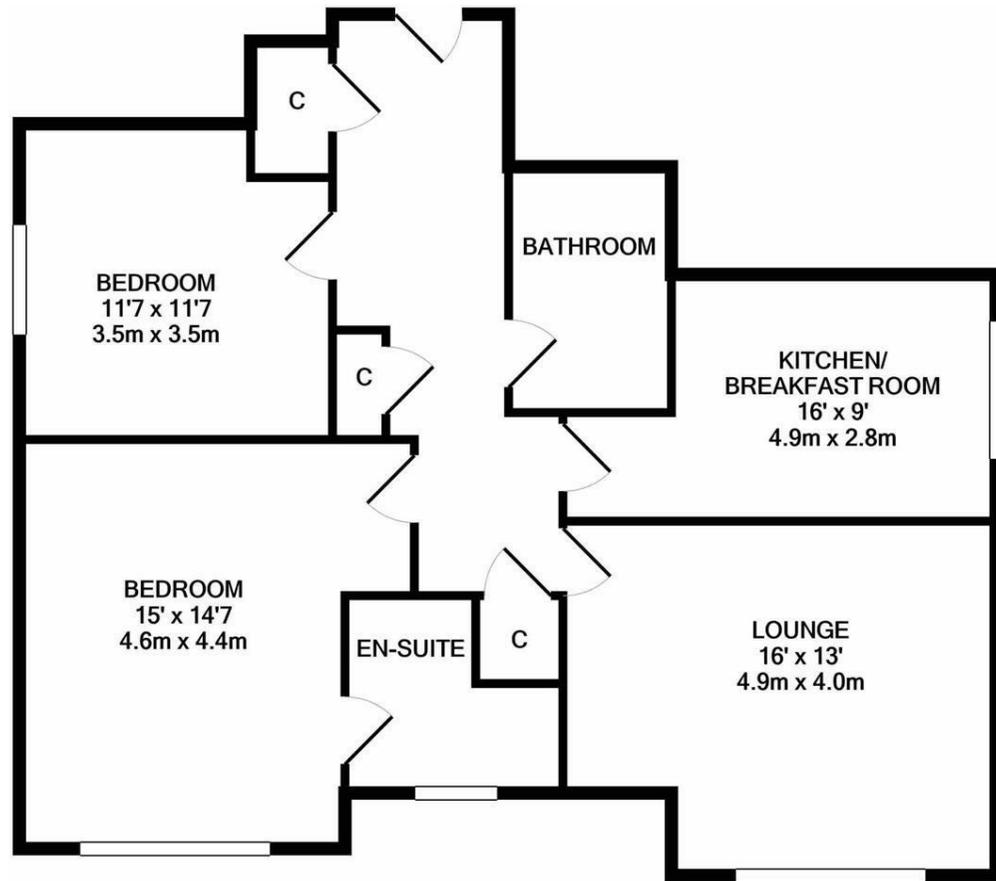
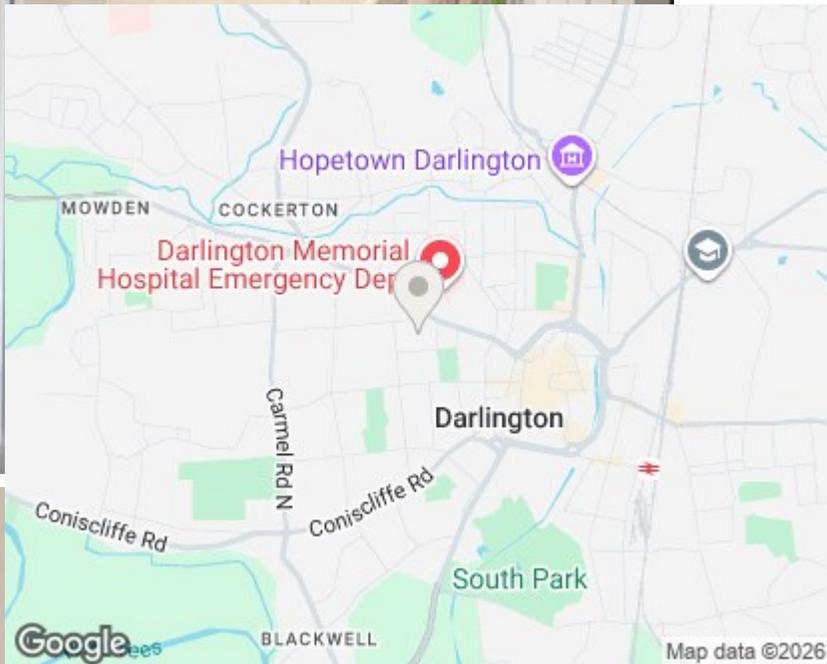
Virgin

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.



42 Trinity Mews | Darlington



TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

Not to scale-for general guidance only.
Made with Metropix ©2020

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

45 Duke Street, Darlington, County
Durham, DL3 7SD

01325 363858
www.venturepropertiesuk.com