



**\*\* MODERN GROUND FLOOR APARTMENT \*\* \*\*IDEAL LOCATION\*\***

Robinsons are pleased to bring to the market this two bedroom ground floor apartment. The property benefits from uPVC double glazed windows, gas central heating and is superbly positioned within walking distance of the Town Centre, providing a host of shops and amenities.

In brief the accommodation comprises: communal hallway leading to the apartment front door, entrance hall, spacious lounge with bay window and wall mounted gas fire, kitchen with a modern range of wall and base units including integrated electric oven, ceramic hob and chimney style extractor hood, two good sized bedrooms, bathroom/w.c. with fully tiled walls and a three piece white suite comprising of panelled bath, low level/w.c. and wash hand basin, externally there is a car park to the rear.

PLEASE NOTE: no smokers, no pets. Bond £801. EPC rating C  
Required earnings: tenant(s) £20,850 guarantor (if required) £25,020.

**Woodland Road, Darlington, DL3 7BQ**

**2 Bedroom - Apartment**

**£695 Per Calendar Month**

**EPC Rating: C**

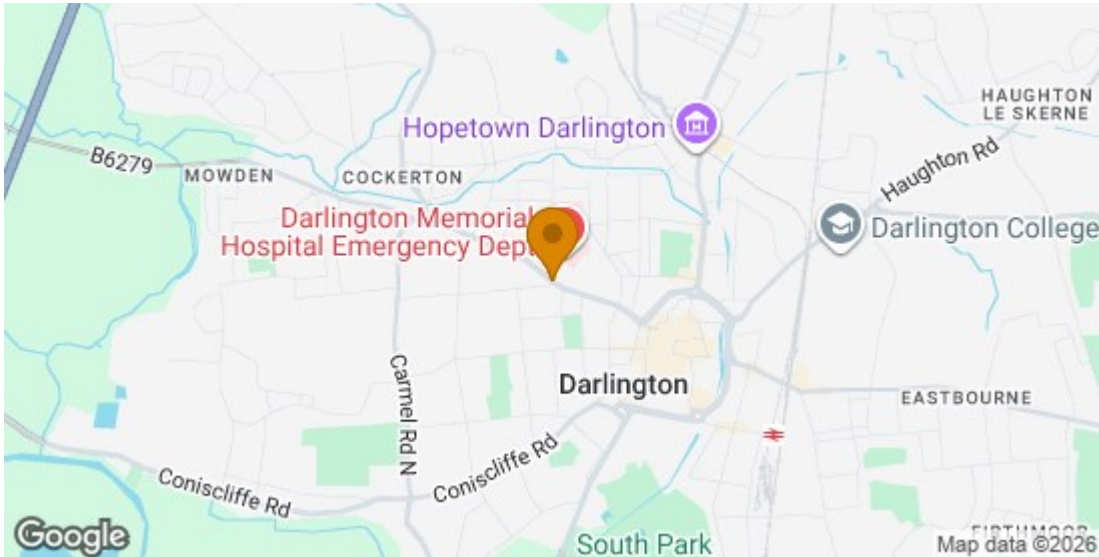
**TENURE:**

**COUNCIL TAX BAND: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Woodland Road, Darlington, DL3 7BQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral

7 Duke Street, Darlington, Co. Durham, DL3 7RX

01325 484440

darlington@smith-and-friends.co.uk

