



Haven Gardens, DL1 1PJ
1 Bed - Apartment
£560 Per Calendar Month

Council Tax Band:
EPC Rating: C
Tenure:



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Haven Gardens, DL1 1PJ

ONE BEDROOM GROUND FLOOR apartment located in the ever popular Eastbourne area of Darlington which lies within easy reach of local shops, amenities and schooling. Darlington railway station and town centre can both be found within easy reach along with Morton Park and convenient transport links to both the A1(M) and A66.

It provides spacious, yet manageable, accommodation and is in excellent decorative order throughout which, in our opinion, will appeal to a variety of people including a single occupant, professional couple or as a retirement home. It is brought to the market featuring wider doors suitable for wheelchair access, gas central heating, double glazed windows, security intercom entry system and off street parking.

Briefly comprises of a light and airy hallway with useful storage cupboard, an excellent sized reception room ideal for entertaining family and friends which would also allow for a small table and chairs, a well appointed kitchen with a range of wall and base units with split level cooking facilities and a spacious double bedroom, bathroom/w.c. with three piece white suite comprising of low level/w.c., wash hand basin, panelled bath with mixer bar shower and glass screen. Externally there are well tended communal gardens and off street parking.

REQUIRED EARNINGS: Tenants £16,800pa; Guarantor, if required £20'160pa
BOND £646

ENTRANCE HALLWAY

LOUNGE

17 x 11'9 (5.18m x 3.58m)

KITCHEN

10'6 x 6'10 (3.20m x 2.08m)

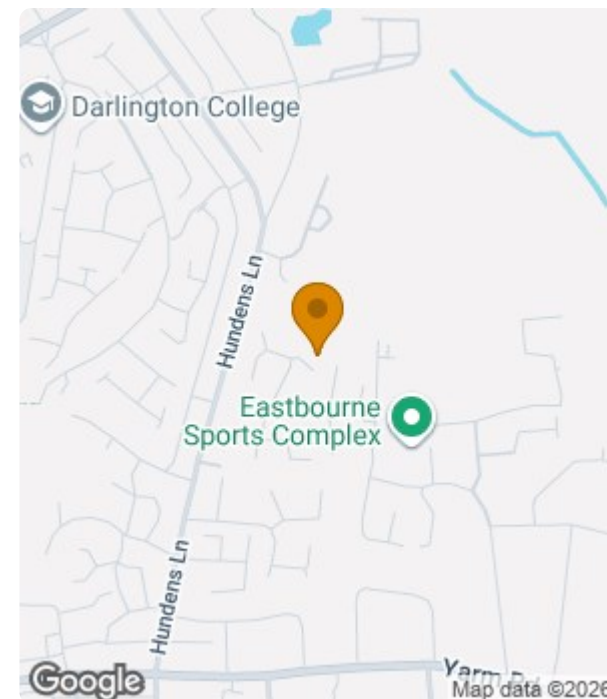
BEDROOM

12'2 x 9 (3.71m x 2.74m)

BATHROOM/W.C.

COMMUNAL GARDENS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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 incentives relating to these services.

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