

CARVERS

SALES & LETTINGS

The Woodlands

Darlington, DL3 9UB

Price £215,000

Apartment

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Situated within a private complex in Darlington's desirable West End, this stunning second-floor apartment offers well-proportioned accommodation, practical storage and the added benefit of both a garage and parking.

The spacious living/dining room provides a versatile space for relaxing and entertaining, with plenty of room to accommodate both everyday living and dining. The fully fitted kitchen adds a modern touch, while two bedrooms offer flexibility for a variety of living arrangements.

A particular advantage of the property is the benefit of loft space, providing valuable additional storage. Outside, the well-maintained communal gardens offer an attractive shared outdoor setting, complementing the private complex environment.

With its sought-after West End location, spacious living accommodation and useful features including a garage, parking and loft storage, this appealing flat offers a combination of comfort and practicality.









- Private complex
- West End Location
- Additional loft space
- High end finishes throughout
- Second floor apartment
- Garage and parking



GENERAL INFORMATION:

Tenure: Leasehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing.
Local Authority: Darlington Borough Council (Tax Banding E)
Please note this apartment is on the second floor and there is no lift access.

TENURE

The property is leasehold held on a 999 year lease dating from January 1999
Annual Service Charge: £1,500.00

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g a conservatory and/or garage)

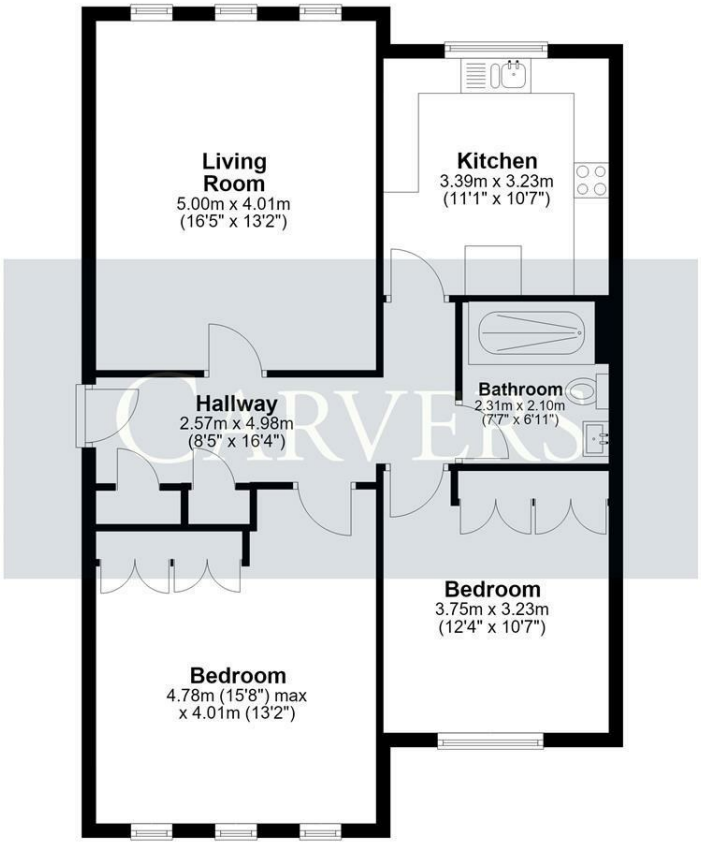






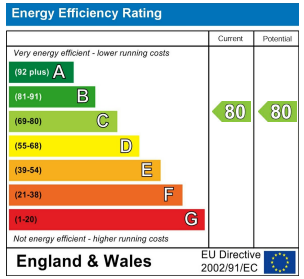
Ground Floor

Approx. 77.8 sq. metres (837.0 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

34 Woodlands Court, Darlington



Property size taken from EPC
828.00 sq ft



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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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