



## Fairweather Court

Darlington DL3 7TS

£650 Per Calendar Month





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# Fairweather Court

Darlington DL3 7TS



- One Bedroom
- Short Stroll into Town Centre

- Apartment
- Council Tax Band C

- Close To Local Amenities
- EPC Rating B

Welcome to Fairweather Court, a modern and spacious one bedroom first floor apartment for independent over 55s.. An original McCarthy Stone development from 1997.

Nestled on Larchfield Street in the charming town centre of Darlington, this delightful property offers a wonderful blend of comfort and convenience.

As you enter the apartment, you will find a welcoming large room that provides a bright and airy space for relaxation and socialising. A south facing juliet balcony with opening patio double doors, over looks St Augustines church hall.

One of the standout features of this property is its proximity to local amenities, allowing for easy access to shops, cafes, and essential services. The communal grounds are beautifully maintained, providing a serene environment for residents to enjoy. You will also benefit from communal facilities, including a lounge, gardens, and laundry, fostering a sense of community among neighbours.

Allocated parking is available for one vehicle, adding to the convenience of this lovely apartment.

Fairweather Court is not just a place to live; it is a lifestyle choice that offers comfort, community, and convenience. We invite you to come and experience all that this wonderful property has to offer.

The Landlord covers the annual service charge and ground rent.

Water rates are included in the rent, also the communal laundry room is free to use with Miele washer dryers.

## Entrance Hall

**Living/Dining Area**  
11'07 x 17'60 (3.53m x 5.18m)

**Kitchen**  
8'67 x 5'64 (2.44m x 1.52m)

**Bedroom**  
8'78 x 18'44 (2.44m x 5.49m)

**Shower Room**  
6'78 5'51 (1.83m 1.52m)

**Council Tax**  
Band C

**Deposit (bond)**  
The deposit (bond) amount is equivalent to 5 weeks' rent.

**Holding Deposit**  
All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example,

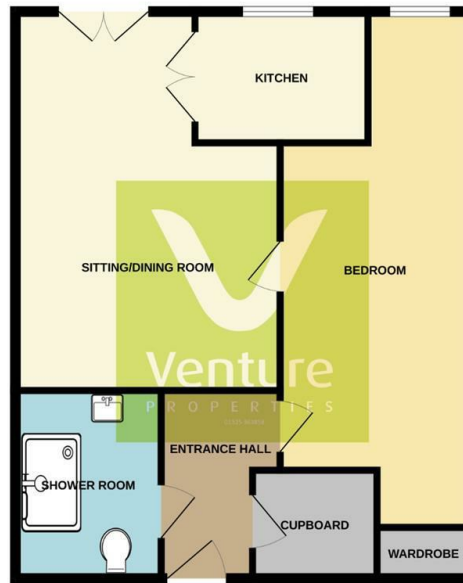
- incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

## Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, elevations 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 for any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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## Property Information

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