



Glaisdale Court, DL3 7AE
2 Bed - Flat - Purpose Built
£750 Per Calendar Month

Council Tax Band: C
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Glaisdale Court, DL3 7AE

** WEST END LOCATION ** ** LIFT ** ** SECOND FLOOR APARTMENT ** ** TWO BEDROOMS **

Smith & Friends are delighted to bring to the rental market this second floor apartment, conveniently placed in the ever popular west end/town centre location of Darlington.

Within walking distance of Darlington town centre and Cockerton, this property is ideally located for local shops, amenities and schooling, with easy transport links to the A1(M).

UNFURNISHED

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

(Application is subject to a Holding Fee - please refer to our website for further details)

The property benefits from uPVC double glazing throughout and electric heating, two double bedrooms, family bathroom and a spacious kitchen/lounge area with uPVC French style patio doors allowing ample natural light.

This property has the added benefit of a lift that is easily accessible from every floor, further additional benefits comprise of one allocated parking space, secure ground floor entry with intercom, camera facility and mailbox.

Robinsons anticipate high levels of early interest and therefore recommend an early viewing to avoid disappointment.

ENTRANCE HALLWAY

OPEN PLAN LOUNGE/KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM/W.C



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