

CARVERS

SALES & LETTINGS

Abbey Springs

Darlington, DL3 9ST

Offers in the region of £140,000

Apartment

2

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2

Welcome to "Abbey Springs" a charming first floor apartment located in the West End, Mowden area of Darlington. This fantastic property offers a large comfortable living space, 2 bedrooms, master bedroom with ensuite, perfect for professional individuals or small families seeking a modern low maintenance home in a friendly community.

Spanning an impressive 796 square feet, this first floor apartment features a well-appointed reception room that provides a warm and inviting atmosphere. The two spacious bedrooms are designed to offer a peaceful retreat, ensuring a great night's sleep in safe and secure environment.

The apartment's layout is designed to maximise space and light, creating an airy feel throughout. Abbey Springs is known for its friendly neighbourhood and excellent local amenities, including nearby shops in Mowden, Doctors surgery, parks, and transport links, making it an ideal location for those who appreciate both tranquility and accessibility.

This property presents a wonderful opportunity for anyone looking to get into the market and settle in a great area of Darlington. Whether you are a first-time buyer or seeking a rental investment, this apartment is sure to meet your needs. Don't miss the chance to make this lovely space your new home.









- Spacious first floor apartment
- Fantastic location, Doctors and shops close by
- Large reception room
- Family bathroom
- Modern light and airy
- Designated parking space
- 2 Spacious bedrooms, master bedroom with ensuite
- Balcony to rear



GENERAL INFORMATION:

Tenure: Leasehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding D)

TENURE

The property is leasehold held on a 999 year lease dating from 1 May 2000
Service Charge: Annual £1145.84 (plus £60 installment fee)
Communal car park (allocated space)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

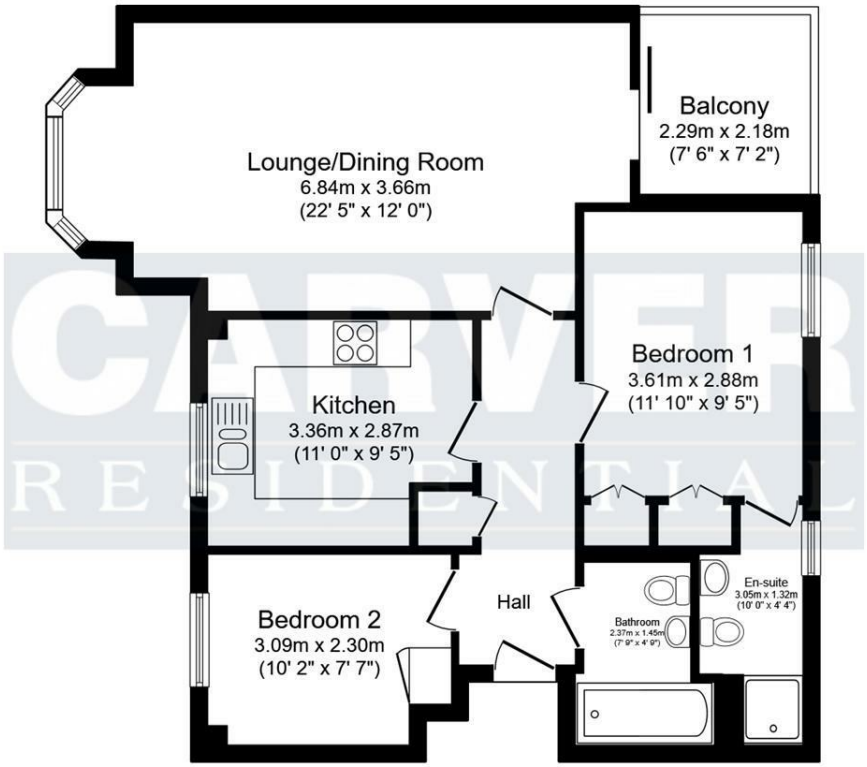
Property Size

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. conservatory, garage)

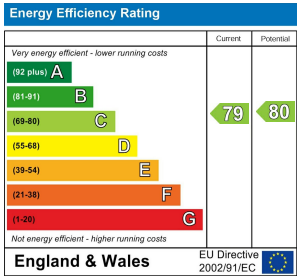








Floor Plan



Property size taken from EPC
796.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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