





STATION ROAD is a newly refurbished ground floor flat in a popular, convenient location. Access is gained via a communal entrance hall. The flat itself has an entrance hallway, open plan living room and modern fitted kitchen with an integrated oven and hob. There is a double bedroom and a bathroom. The property has the added benefit of its own garden area making it a lovely property which would be ideal for a single person and is available immediately.

#### LOCATION

Situated near the popular North Road area of Darlington, well placed for local amenities and within walking distance to the town centre and shops. Also providing convenient links to the A1 and A66 north and south for travelling throughout the region.

**IMPORTANT INFORMATION** Postcode: DL3 6SY.

Style of property: Ground floor flat.

Council Tax Band: A - Darlington Borough Council.

EPC Rating: D.

Heating: Gas fired central heating.

Parking: There is no allocated parking for this property..

Appliances: There is an integrated oven, hob and extractor.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words: ///rescue.jelly.human.



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

**Affordability:** It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £15,750.

**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£121.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

**Deposit:** The bond for this property is £605.00 This will be refunded at the end of the tenancy subject to terms and conditions.

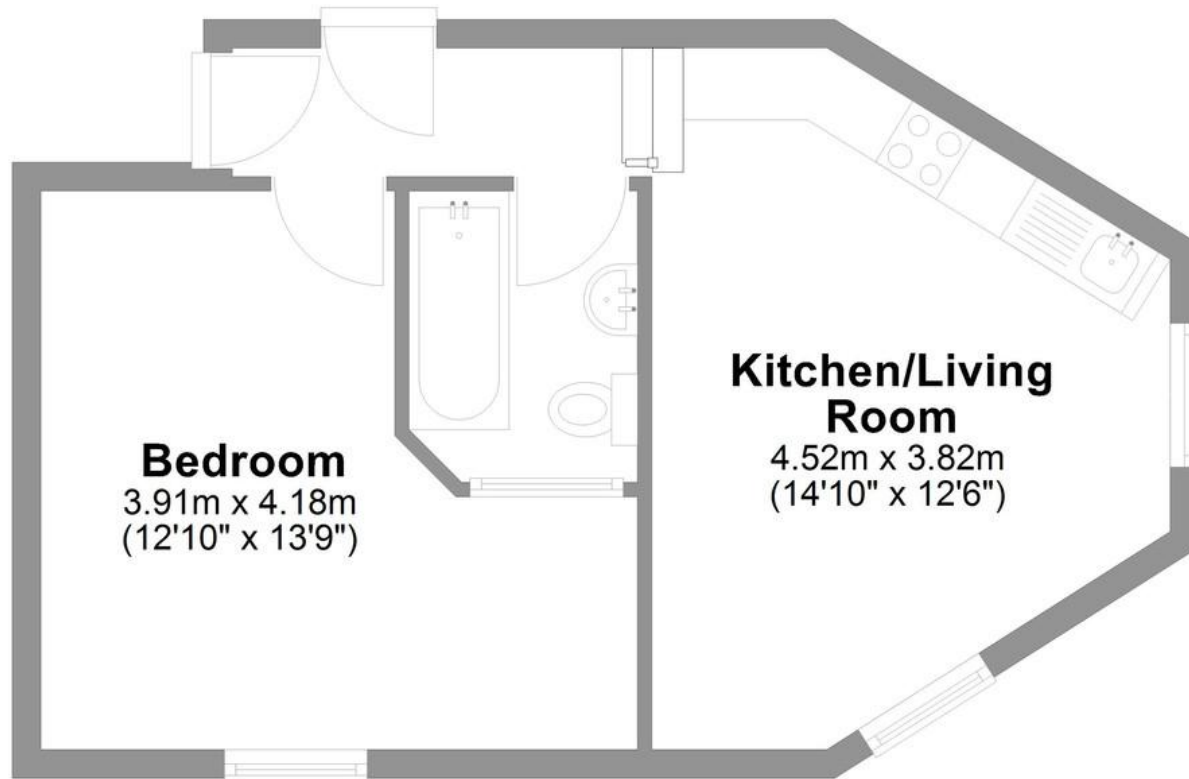
**DISCLAIMER** These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.





**Station Road  
Darlington**

Total area: approx. 33.9 sq. metres (364.8 sq. feet)







**Bedroom**  
3.91m x 4.18m  
(12'10" x 13'9")

**Kitchen/Living  
Room**  
4.52m x 3.82m  
(14'10" x 12'6")



**LOVE PROPERTY**♥

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.  
Created especially for Love Property by Vue3sixty Ltd

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