



Dorchester Court

Darlington DL1 5YD

£650 Per Calendar Month





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- Two Bedrooms
- West End Location
- Allocated Parking Bay

- First Floor Apartment
- Modern Kitchen
- Epc Grade C

- Brand New Carpets Throughout
- Unfurnished

A purpose built two bedroom apartment in the sought after West End of Darlington, close to the town centre and railway station.

The property briefly comprises: entrance hall, living room, kitchen, two bedrooms and family bathroom. Externally there is an allocated parking bay.

Council Tax Band C

Entrance Hall

With front door, storage cupboards and radiator.

Bedroom 1

9'0" x 12'7" (2.74 x 3.84)

Bedroom 2

8'3" x 10'5" (2.52 x 3.18)

Bathroom

8'1" x 4'11" (2.47 x 1.49)

A newly fitted white suite comprising bath with chrome fittings and overhead shower and glass shower screen, low level wc, wash hand basin, part tiled walls, tiled floor, mirrored vanity cupboard, shaving point, ceiling spotlights and radiator.

Lounge

10'2" x 16'6" (3.11 x 5.03)

Kitchen

8'2" x 7'10" (2.48 x 2.40)

Externally

Council Tax

Band C

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.

Deposit (bond)

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

Reposit - Rent without a deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

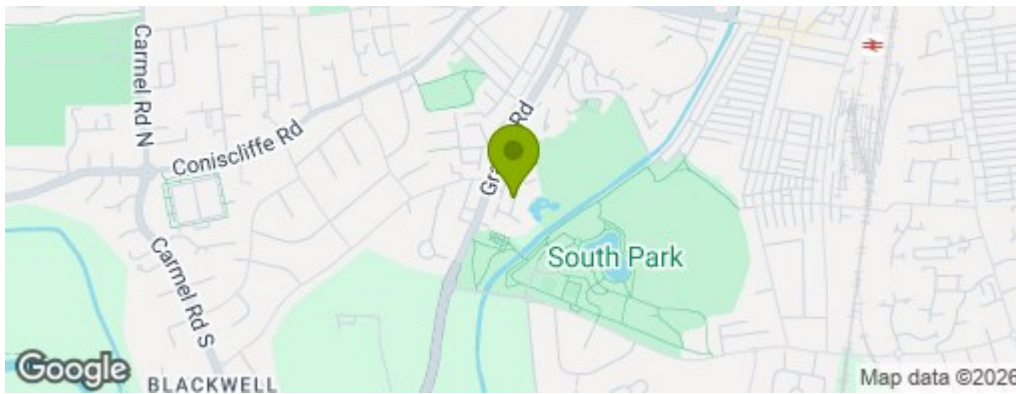
Venture Properties

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.

www.venturepropertiesuk.com



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Property Information

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