



13 St. James Court, Darlington, DL1 2LX

DEPOSIT FREE OPTION AVAILABLE Modern and spacious first floor apartment set within a highly convenient location offering easy access to the A66 and town centre.

With large reception room, archway into the kitchen, two spacious bedrooms and main bathroom, this apartment is an ideal home for tenants looking to be in the local area.

The apartment is neutrally decorated throughout, is situated within easy access to local shops and facilities and there is also the benefit of an allocated parking space together with visitor parking.

Apartments in this development are always in high demand and early viewing is recommended.

Required Affordability

£19,500 per annum.

Holding Deposit

£150 (equivalent to 1 week's rent).

Deposit OR Deposit Free Option Available

£750 (equivalent to 5 weeks' rent) OR Deposit Free Option Available is available via Reposit.

Reposit is a deposit free alternative where you pay a non-refundable fee equal to 1 week's rent (minimum £150), instead of a 5 week cash deposit. Please note that this is subject to meeting suitable criteria and tenants still remain fully liable for any end-of-tenancy damages and/or rent arrears.

Council Tax & Local Authority

Band B. Darlington Borough Council.

Utilities

Mains electricity, water and drainage, no gas.

Heating

Electric heating throughout.

Broadband & Mobile

Available in the area.

Parking

One allocated bay, visitor bays and on street parking.

Other Information

The apartment is available to move into from 1st October.

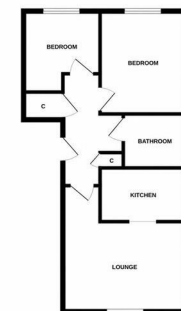
The freestanding washing machine and fridge/freezer are included with a no repair clause. They are available to be used by the tenant but will not be maintained or replaced by the landlord.

There is no lift access.





GROUND FLOOR



These energy ratings are based on the Energy Performance Certificate (EPC) for the property. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are based on the current state of the property and are not a guarantee of performance.

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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