



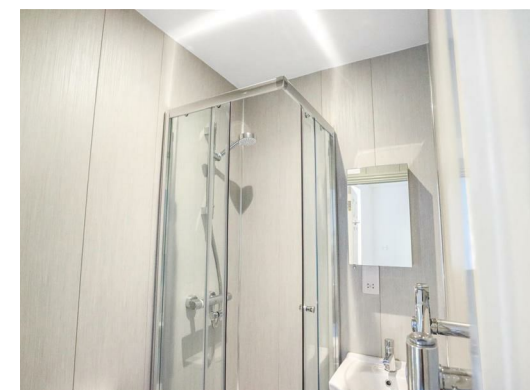
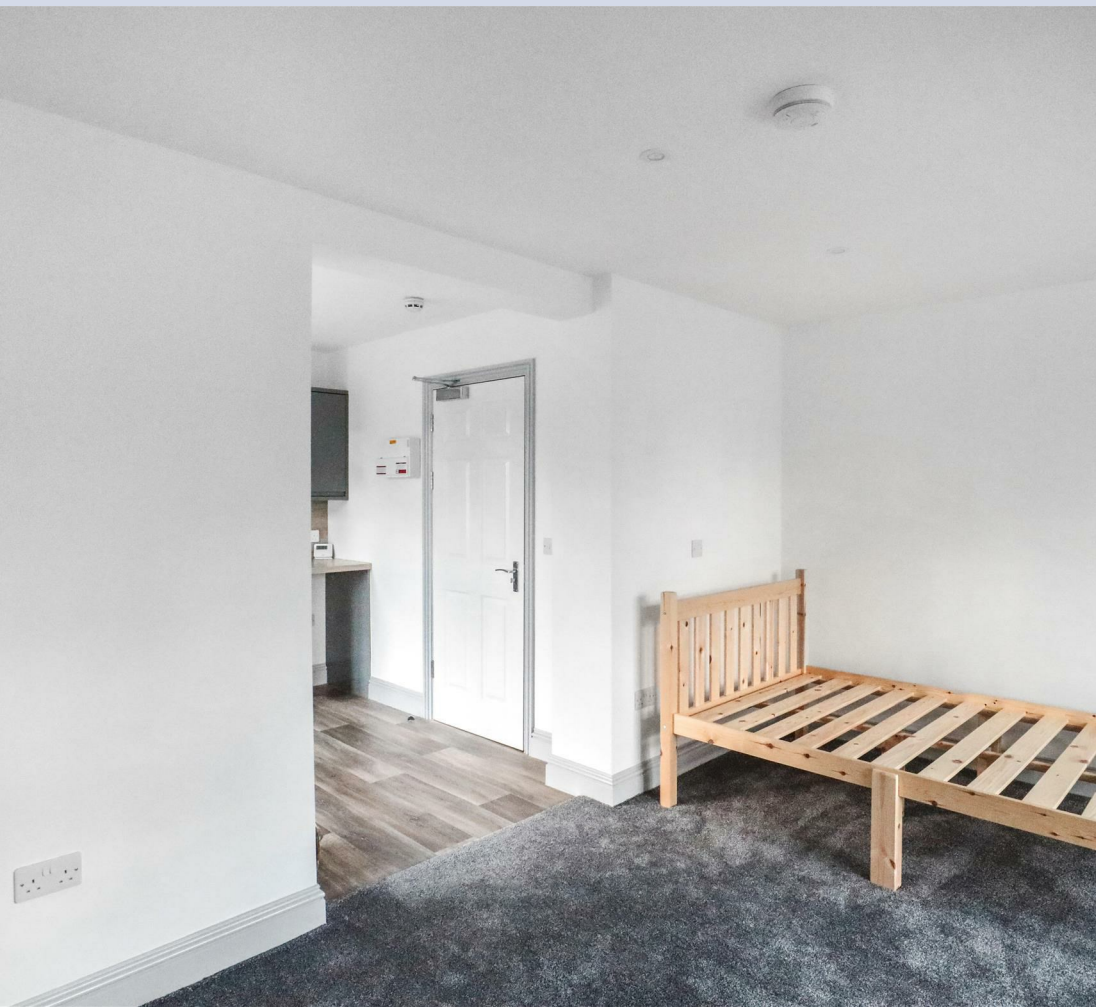
**CARVER**  
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2 Milbank Road  
Darlington, DL3 9NH  
**Price £95,000**

Apartment  
1 Bedroom/s  
1 Bathroom/s

Situated in the heart of the West End in a beautifully converted detached property within its own grounds, with electric gates and parking, we are pleased to offer this beautifully refurbished studio apartment, which has been finished to a high standard. The communal entrance and grand hallway boast some of the property's original features and the communal gardens provide a peaceful setting. Ideally located within walking distance of the memorial hospital, the centre of Darlington and local amenities, with easy access to all major road links and bus routes. The property accommodation comprises of Entrance into a spacious open plan Lounge/kitchen area, with a range of wall and floor units, oven/hob and space for appliances, and intercom entry system, the large sized double bedroom is accessed through the open plan archway from the kitchen which provides an open plan feel. The en-suite shower room is situated within the bedroom area and consists of shower cubicle, W/C, wash hand basin and heated towel rail. Excluding council tax and water rates.





**Tenure**

Leasehold - a new lease will be set up for 999 years starting from 1st January 2024.

Ground Rent: N/A

Service Charge: The amount will be worked out in relation to the size (square footage Gross Internal Area) of each property tbc  
Each property will hold a share in a new management company which will be set up to manage the building and grounds. The current owner expects this to be around £40pcm.

# Ground Floor

Approx. 25.6 sq. metres (275.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 25.6 sq. metres (275.6 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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MAB 6202



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