



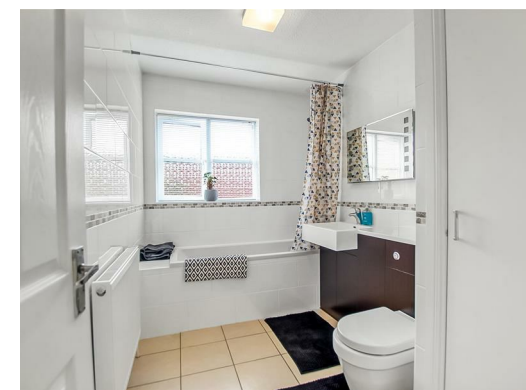
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Marlborough Drive  
Darlington, DL1 5YQ

**Offers over £100,000**

Apartment  
2 Bedroom/s  
2 Bathroom/s





- STYLISH TWO BEDROOMED APARTMENT
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO BARS, RESTURANTS ETC
- FITTED KITCHEN WITH APPLIANCES
- READY TO MOVE INTO
- WEST END LOCATION
- EN-SUITE OFF MASTER BEDROOM
- ALLOCATED PARKING SPACE.

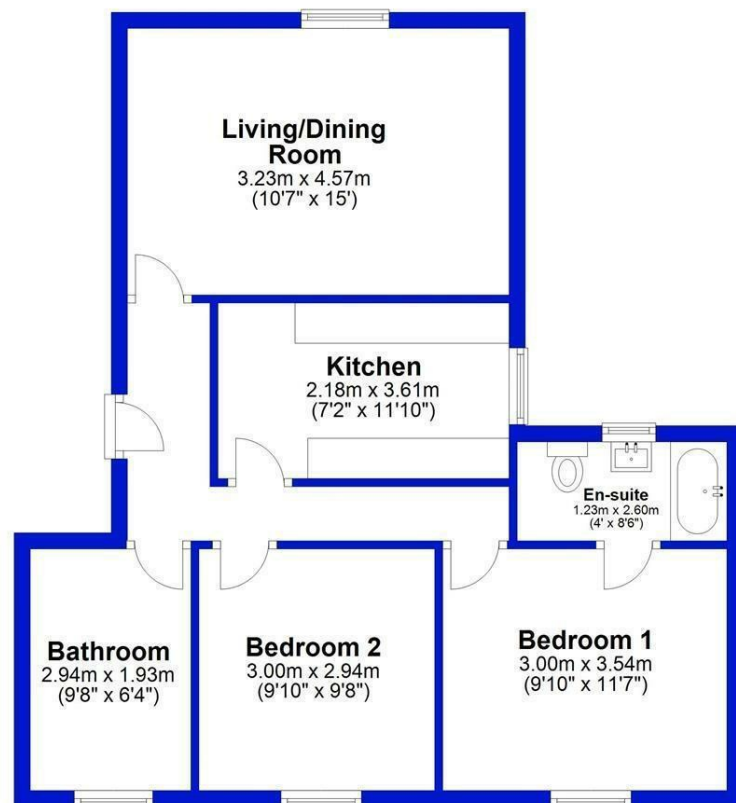
**GENERAL INFORMATION:**

Services: Gas central heating, mains electric, water and drainage.  
Local Authority: Darlington Borough Council (Tax Banding A)

**TENURE**

The property is leasehold held on a 99 year lease dating from 1990  
Ground Rent: tbc  
Service Charge: £2,084.75

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
Plan produced using PlanUp.

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



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