





Welcome to Lombard Court on Marlborough Drive in the WEST END of Darlington! This modern apartment boasts a cosy reception room, perfect for relaxing or entertaining guests. With a spacious bedroom and a well-appointed bathroom/WC, with walk-in shower cubicle, this property offers comfort and convenience in one package.

Situated in a desirable location, within walking distance to shops ,bars and restaurant's and being within minutes walk to the train station., this apartment is ideal for those seeking a contemporary living space. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property has something for everyone.

The sleek design and modern amenities make this apartment a standout choice in the area. Don't miss the chance to make Lombard Court your new home and enjoy the convenience of apartment living in style.







- NO ONWARD CHAIN
- WEST END LOCATION
- GAS CENTRAL HEATING & DOUBLE GLAZING
- READY TO MOVE INTO
- CUL-DE-SAC LOCATION

- SYLISH APARTMENT
- WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- PURPOSE BUILT DEVELOPMENT
- ALLOCATED PARKING BAY
- COMPETETIVELY PRICED

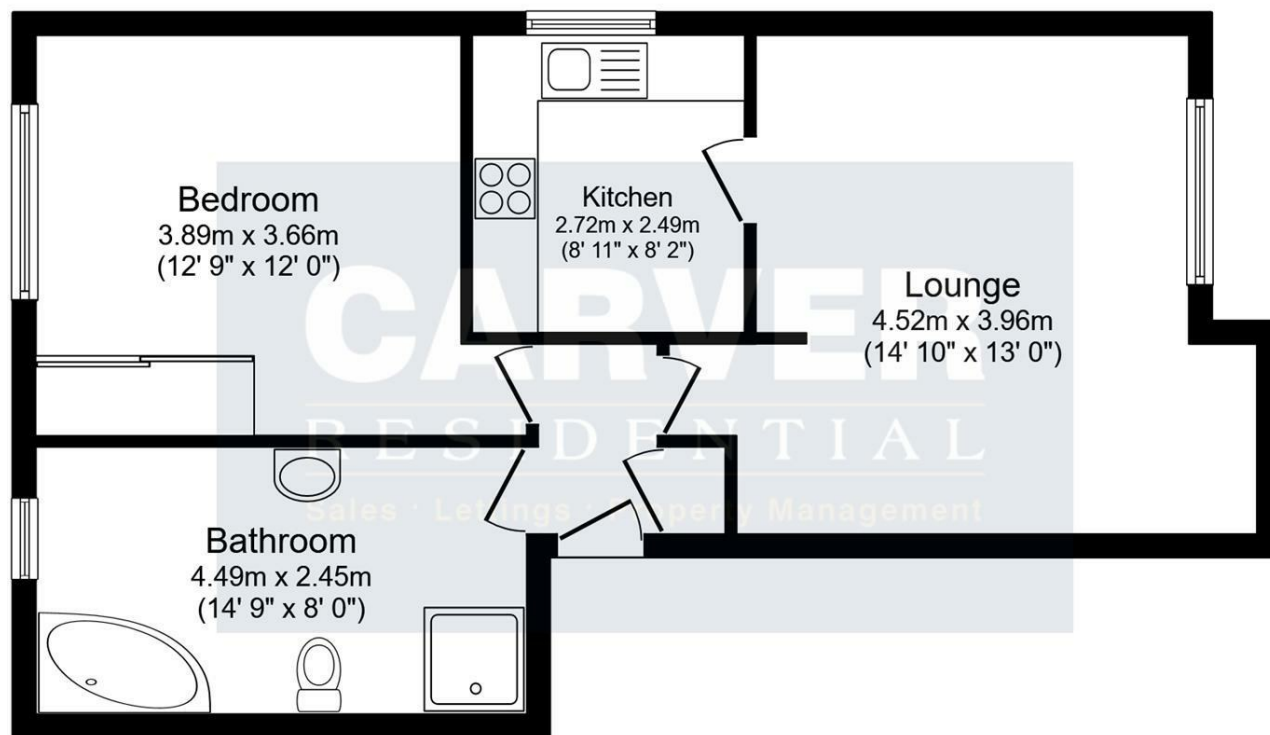
#### TENURE

The property is leasehold held on a 99 year lease dating from 01/03/1997

Ground Rent: £40.00 per Service Charge: £1528.10 per annum buyers please note we are awaiting confirmation from the seller.

#### GENERAL INFORMATION

Tenure: Leasehold



Floor Plan

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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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