



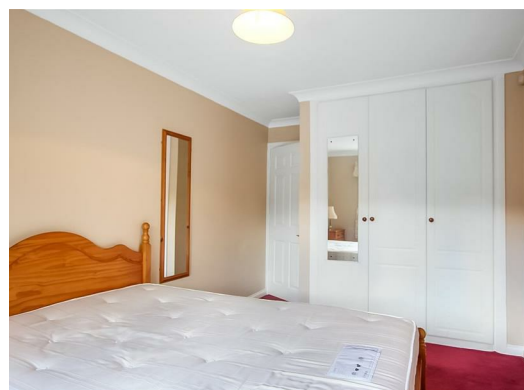
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Marlborough Drive  
Darlington, DL1 5YE  
**Price £99,950**

Apartment  
2 Bedroom/s  
1 Bathroom/s

Ideally located within the west end of Darlington within 5 minutes walk to the superb South Park, Darlington town centre and main line train station. This well presented ground floor apartment is offered for sale with NO ONWARD CHAIN. The property is well presented and briefly comprises entrance hallway giving access to two good sized bedrooms bathroom, living/dining room and kitchen. There is allocated parking plus visitor parking.





- GROUND FLOOR APARTMENT
- SOUTH PARK NEARBY
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- LOW MAINTENANCE
- PARKING

#### **TENURE**

The property is leasehold held on a 99 year lease with 72 years remaining from 2022. Management company is Darlington Chelsea Court Limited and is owned by most flat owners within the block. Each flat owner has a single share.

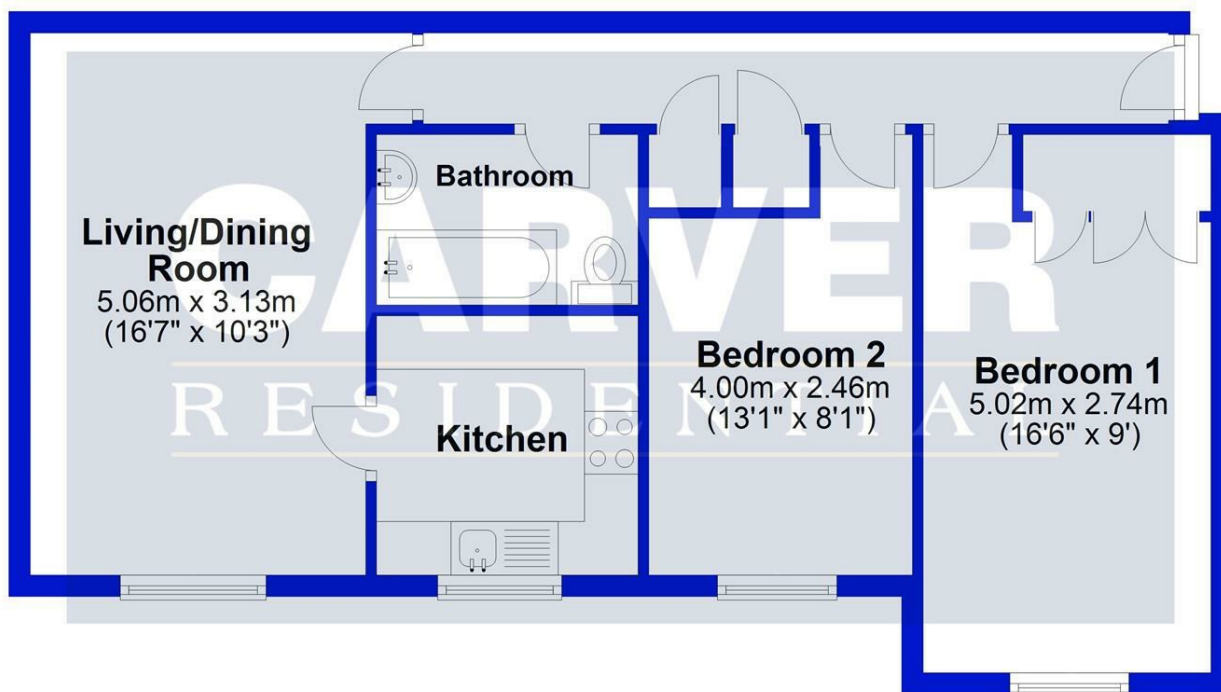
Ground Rent: £0

Service Charge: Approximately £102 pcm.

#### **GENERAL INFORMATION**

## Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.3 sq. feet)

For identification purposes only. Not to scale.  
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>	72	77
(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	

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MAB 6202



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