



Situated in the heart of the centre of Darlington with local amenities and bus routes on your doorstep, we are pleased to bring to the market this larger than average 2 bedroomed apartment which is located entirely over the second floor of the building. Modernised throughout and with the added security of a door entry system.

Upon entrance to the apartment, a flight of stairs with spacious storage cupboard takes you up onto the hallway which branches off to each room. The generous sized Lounge with dining area is situated to the front of the property with 2 sets of windows giving you extra light, on the left of the lounge sits a good-sized double bedroom, to the right of the Lounge sits the second double bedroom. The modern fitted kitchen has a range of wall and floor cupboards, with built in oven and hob, a free-standing washing machine and fridge/freezer are also included. The bathroom is situated on the opposite side of the hallway with fitted white suite comprising of Bath with overhead shower, WC and wash hand basin.

Fully double glazed throughout, with electric heating.





- Situated in the heart of the centre of Darlington
- Modernised throughout and with the added security of a door entry system
- Generous sized Lounge with dining area is situated to the front of the property
- To the right of the Lounge sits the second double bedroom
- Larger than average 2 bedroomed apartment which is located entirely over the second floor of the building
- Upon entrance to the apartment, a flight of stairs with spacious storage cupboard takes you up onto the hallway which branches off to each room
- On the left of the lounge sits a good-sized double bedroom
- Modern fitted kitchen has a range of wall and floor cupboards, with built in oven and hob, a free-standing washing machine and fridge/freezer are also included

Deposit 5 Weeks Rent

Darlington Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk