



Located within Knoll Avenue in Darlington, this charming ground floor apartment presents an excellent opportunity for a variety of buyers. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom offers a cosy retreat, while the wetroom is conveniently located.

This older style apartment is set within a highly regarded location, providing a sense of community and tranquillity. One of the standout features of this property is the delightful communal garden, which offers a serene outdoor space for residents to enjoy. Whether you wish to unwind with a book ,this garden is a lovely addition to the apartment.

The property benefits from electric heating, with the added advantage of double glazing ensuring warmth and comfort throughout the year. This feature, combined with the apartment's charming character, makes it an appealing choice for first-time buyers, downsizers, or investors looking for a rental opportunity.

In summary, this ground floor apartment on Knoll Avenue is a delightful blend of comfort and convenience, set in a desirable WEST END of Darlington. With its inviting living spaces and communal garden, it is sure to attract those seeking a peaceful yet connected lifestyle.





- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- COMMUNAL ESTABLISHED GARDEN
- WELL PLACED FOR EASE OF ACCESS TO WELL REGARDED SCHOOLS
- SOUGHT AFTER WEST END LOCATION
- SUITED TO A VARIETY OF BUYERS
- SINGLE GARAGE
- EARLY VIEWING ESSENTIAL

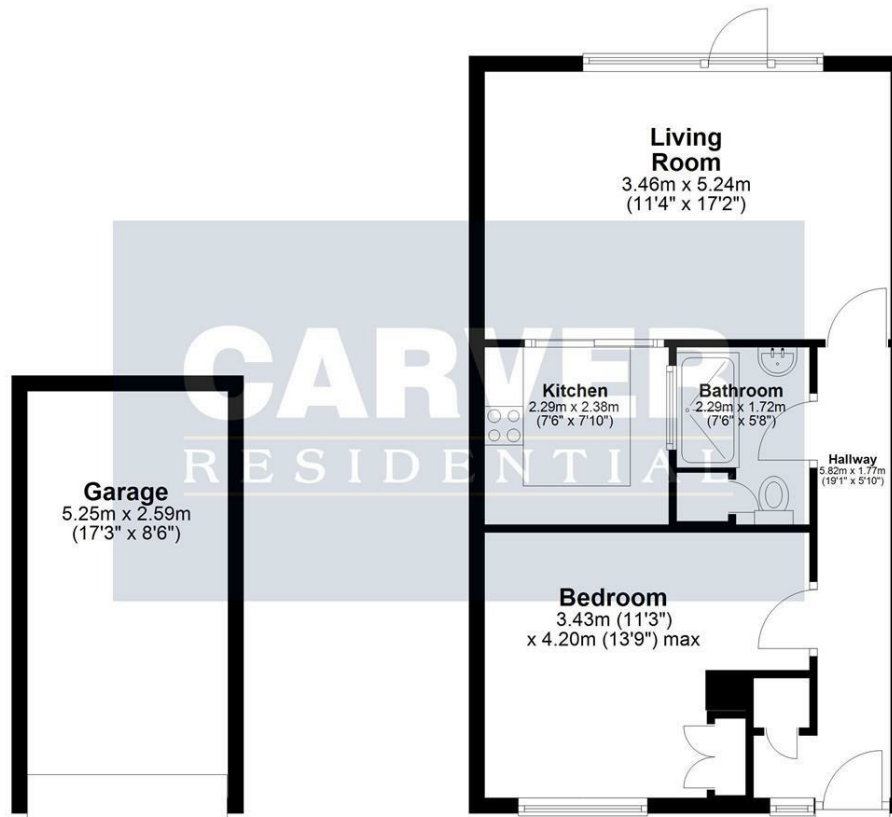
TENURE

The property is leasehold held on a 999 year lease dating from 1977
Ground Rent: £11.00
Service Charge: £750.00 Annually.

GENERAL INFORMATION:

Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



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

Total area: approx. 62.8 sq. metres (676.0 sq. feet)

35 Knoll Avenue, Darlington

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