



Welcome to this modern two-bedroom apartment located in the sought-after Haven Gardens development in Darlington. This spacious residence offers a welcoming hallway with useful store cupboards, a well-appointed living room that boasts delightful views over the nearby bowling green, creating a serene atmosphere for relaxation and entertaining.

The apartment features a fitted kitchen/diner, perfect for enjoying your morning coffee or preparing meals. With one bathroom and two generously sized bedrooms, this property is ideal for a variety of buyers, whether you are a first-time homeowner, a small family, or looking to downsize.

Convenience is key, as this apartment is well-placed for easy access to local amenities and the train station, making commuting a breeze. Additionally, the property includes designated parking for one vehicle, ensuring you have a secure space for your car.

This competitively priced apartment presents an excellent opportunity for those seeking a modern living space in a vibrant community. Do not miss the chance to make this charming apartment your new home in Darlington.





- Purpose built development
- Well presented throughout
- Popular location
- Gas central heating and double glazing
- Spacious accommodation
- Impressive two bed roomed apartment
- Suited to a variety of buyers
- Well placed for the train station
- Allocated parking
- Internal viewing will impress

#### Buyers Identification Checks

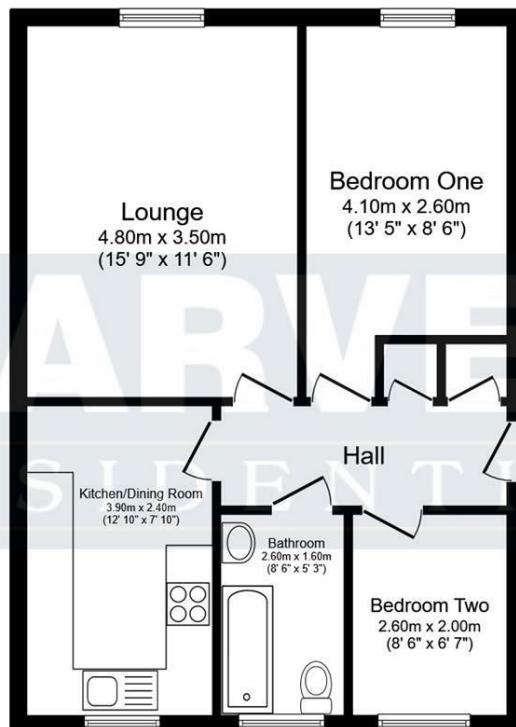
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#### GENERAL INFORMATION

Tenure: Leasehold  
Services: gas central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: Darlington Borough Council (Tax Banding B)

#### TENURE

The property is leasehold held on a 999 year lease dating from 1 January 2004  
Ground Rent: £165  
Service Charge: £1,800 per annum



**Floor Plan**

Floor area 55.2 sq.m. (594 sq.ft.)

Total floor area: 55.2 sq.m. (594 sq.ft.)

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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