



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.

Council Tax: A

EPC: C





- Situated in the heart of the centre of Darlington
- 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
- Generous sized Lounge with dining area is situated to the front of the property
- On the left of the lounge sits a good-sized double bedroom
- To the right of the Lounge sits the second 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
- 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.

Deposit 5 Weeks Rent

Darlington Council Tax Band A

| 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>                            | 76                      | 76        |
| (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 |           |

**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](http://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](mailto:sales@carvergroup.co.uk)**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)**

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**