



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Woodlands Court  
The Woodlands, Millbank Road, Darlington, DL3 9UB  
**Price £200,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s

Welcome to "The Woodlands", one of Darlington's finest area's and only a short walk to the town centre. This delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for individuals or small families seeking a peaceful retreat. The apartment features a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Living in The Woodlands means you will enjoy the tranquility of a suburban setting while still being within easy reach of Darlington's vibrant town centre. Here, you will find a variety of shops, restaurants, and local amenities, making everyday life both convenient and enjoyable.

This apartment presents an excellent opportunity for those looking to establish themselves in a desirable location. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely apartment your new home.





- Fantastic West End location, just off Milbank Road
- Private
- Garage
- 10 minute walk to Town Centre
- Superb ground floor apartment
- Large Lounge
- Allocated parking

#### **Buyers Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **GENERAL INFORMATION**

Tenure: Leasehold

Services: mains electric, water and drainage.

Double glazing

Local Authority: Darlington, (Tax Banding E)

#### **TENURE**

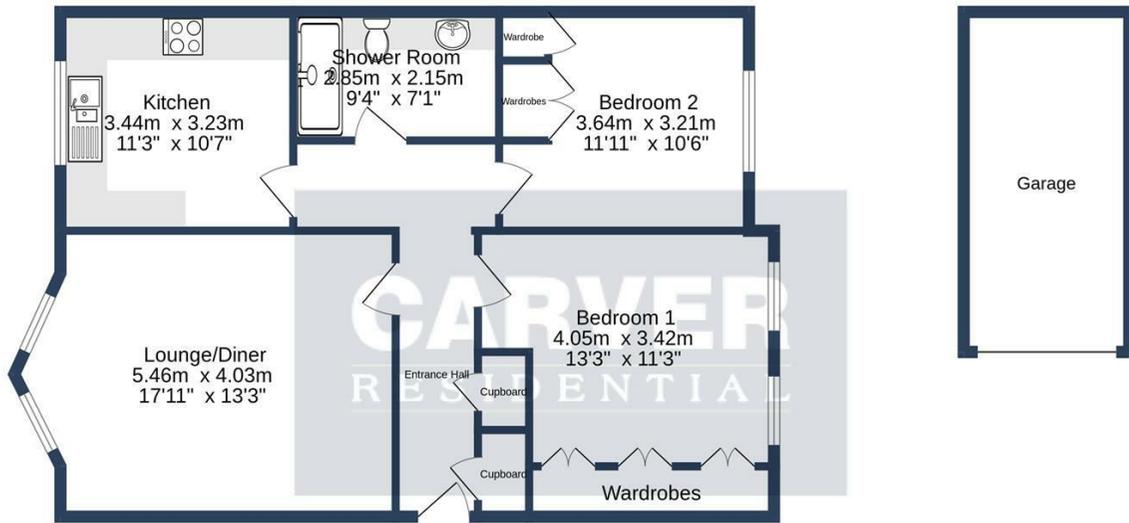
The property is leasehold held on a 999 year lease dating from 17/11/1999 (972 years left)

Ground Rent: tbc

Service Charge: £1500

#### **Property Size**

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



**GROUND FLOOR**

WOODLANDS COURT, DARLINGTON. DL3 9UB.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	80	80
(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	

Floor Area from EPC -  
818.00 sq ft

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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



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