

CARVERS

SALES & LETTINGS

Chelsea Court

Marlborough Drive, Darlington, DL1 5YE

Offers in the region of £87,500

Apartment

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Ideally located within the west end of Darlington within 5 minutes walk to the superb South Park, Darlington town centre and main line train station. This well presented ground floor apartment is offered for sale with NO ONWARD CHAIN. The property is well presented and briefly comprises entrance hallway giving access to two good sized bedrooms bathroom, living/dining room and kitchen. There is allocated parking plus visitor parking.









- GROUND FLOOR APARTMENT
- WALKING DISTANCE TO TOWN CENTRE
- SOUTH PARK NEARBY
- LOW MAINTENANCE
- CUL-DE-SAC LOCATION
- PARKING



TENURE
The property is leasehold held on a 99 year lease with 72 years remaining from 2022. Management company is Darlington Chelsea Court Limited and is owned by most flat owners within the block. Each flat owner has a single share.
Ground Rent: £0
Service Charge: Approximately £102 pcm.

GENERAL INFORMATION
Tenure: Leasehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding C)
Buyers please note that property will be vacant possession (furniture does not form part of the fixtures and fittings)

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.

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)

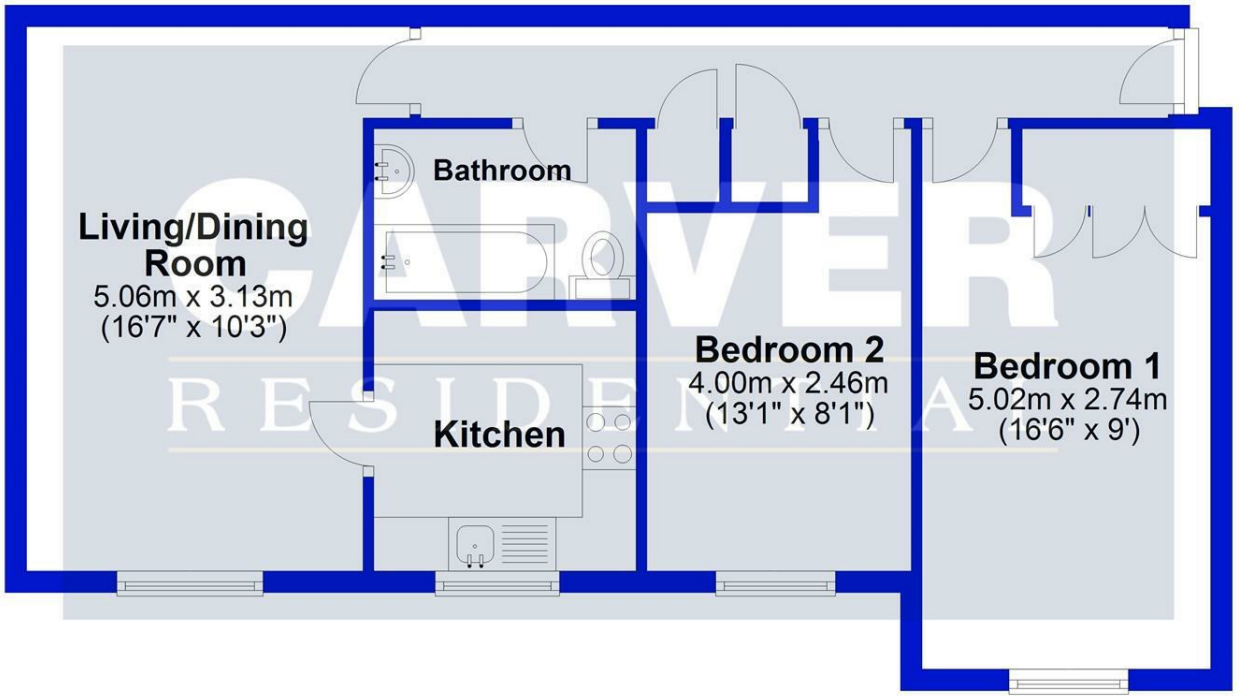






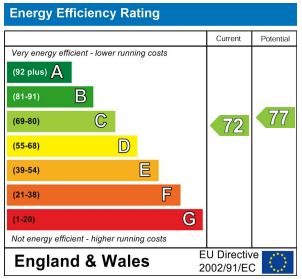
Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



Total area: approx. 57.8 sq. metres (622.3 sq. feet)

For identification purposes only. Not to scale.
Plan produced using PlanUp.



Property size taken from EPC
570.00 sq ft



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

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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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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