CARVERS

SALES & LETTINGS

Cobden Court

Darlington, DL1 4JL

Offers in the region of £75,000

Apartment

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A deceptively spacious ground floor apartment, pleasantly situated in a tucked-away and quieter corner of Darlington, yet conveniently located close to a good range of local shops and schools as well as Darlington railway station.

The apartment enjoys the benefit of particularly pleasant and surprisingly large communal gardens, with the accommodation itself comprising an entrance porch leading into a good-sized lounge. There is a separate kitchen fitted with a range of floor and wall units, together with two well-proportioned bedrooms, both of which overlook the attractive communal rear garden. A shower room completes the accommodation.

The communal gardens are a particularly appealing feature, providing a pleasant outlook from the bedrooms and a generous area of outside space to enjoy.

A well-positioned ground floor apartment offering comfortable accommodation in a peaceful setting, whilst remaining within easy reach of local amenities and excellent transport links.

- Well proportioned deceptive ground floor apartment
- Lovely large communal gardens
- Two bedrooms overlooking the rear gardens
- Potential Rental Income £750 pcm Gross Yield 12%
- Very pleasant position tucked away
- Large lounge and fitted kitchen
- Shower room with large shower cubicle

GENERAL INFORMATION:
Tenure: Leasehold
Services: Electric heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding A)

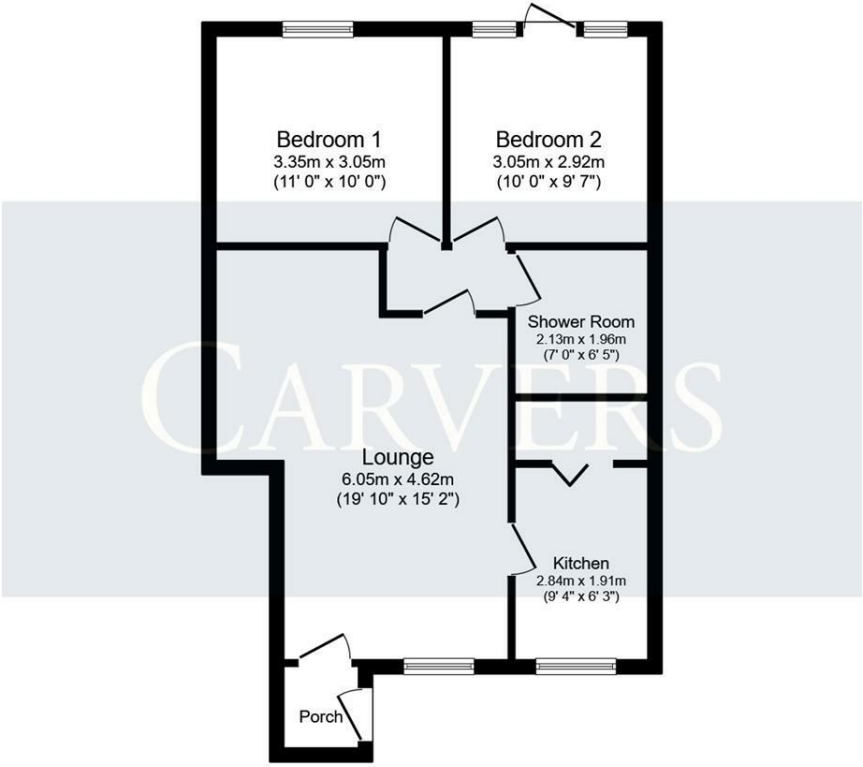
TENURE
The property is leasehold held on a 125 year lease dating from 1 August 1990
Annual Ground Rent: £25.00
Annual Service Charge: £900.00 (£75.00 per month)

Investment Property Details
Potential Rent income: £750 pcm
Yield: 12.00%

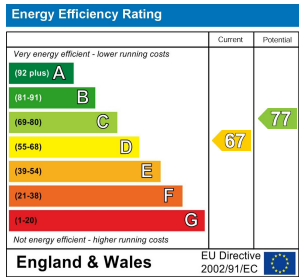
For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

Buyers Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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 e.g a conservatory and/or garage)



Floor Plan



Property size taken from EPC
602.00 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

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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