



A fantastic opportunity to acquire this lovely vacant property, ready to move into and offered with no onward chain!! This two bedroom apartment in the West End of Darlington is ready to enjoy. Ideal for a wide range of buyers this apartment on the Greenhills development, Cleveland Terrace, is the perfect first time purchase or buy-to-let opportunity. Located on the first floor the internal accommodation consists of an entrance hallway, spacious lounge with Juliet balcony, kitchen, two bedrooms (the larger with en-suite shower room) and a further bathroom complete the property. With modern UPVC double glazed windows, gas central heating and an aesthetically pleasing disposition the property is ready for it's next owner immediately. Externally the property offers an allocated parking space in a gated, secure car park. EPC rating B, Darlington Borough Council tax band C.





- CHAIN FREE
- Two Bedrooms
- Spacious Lounge
- West End Location

- First Floor Apartment
- Two Bathrooms
- Juliet Balcony

GENERAL INFORMATION

Tenure: Leasehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

TENURE

The property is leasehold held on a 125 year lease dating from 2005

Ground Rent: £100

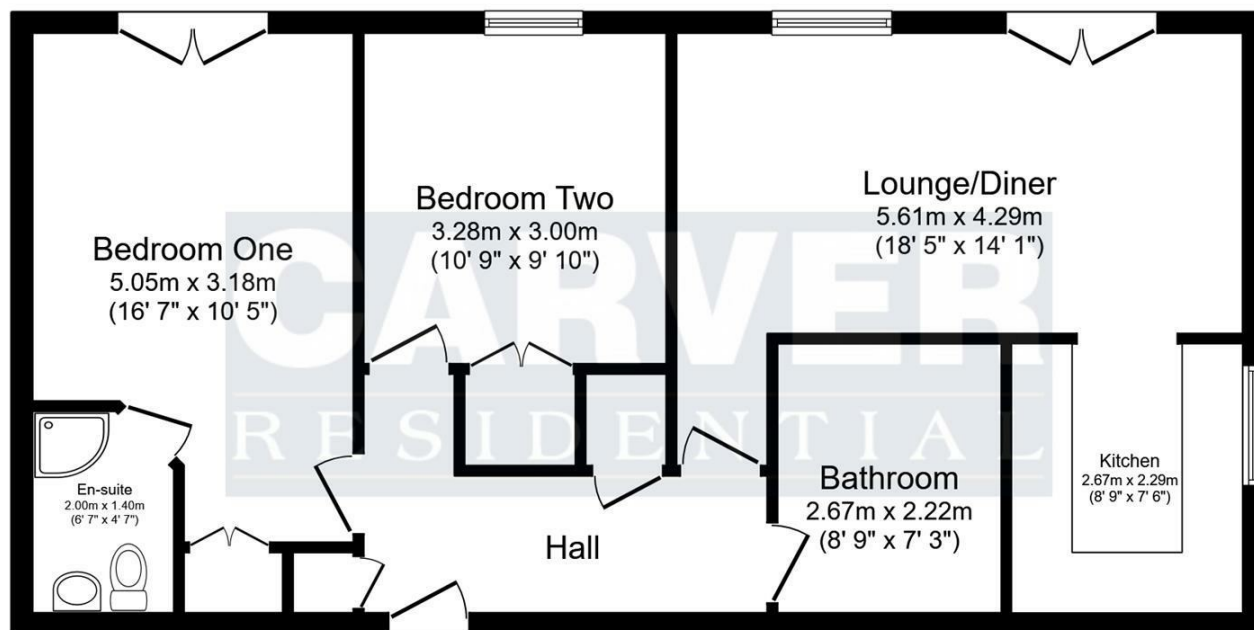
Service Charge: £1,415.54

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)



Floor Plan
Floor area 68.9 sq.m. (742 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

Total floor area: 68.9 sq.m. (742 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

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MAB 6202



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