



This striking one bedroom apartment in central Darlington is a turn key property for investors and first time buyers alike. Conveniently located opposite Darlington Covered Market the property sits right amongst the bistros, restaurants and cafes on the town centre and offers easy access to travel networks and commuter routes. Finished to a great standard the property wants for nothing and is truly ready to enjoy, with its period facade and welcoming communal hallway leading to a cosy, well appointed interior. Accommodation consists of a spacious lounge kitchen area, double bedroom, well finished bathroom and one parking space in a nearby car park available upon purchasing a permit. EPC rating C, Darlington Borough Council Tax band A.





- Central Location
- Modernised Interior
- Very Well Finished Interior
- Period Building
- One Bedroom Apartment
- One Parking Space Included

GENERAL INFORMATION

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

TENURE

The property is leasehold held on a 999 year lease dating from 2020
Ground Rent: tbc
Service Charge: £480 per annum

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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

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MAB 6202

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