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Victoria Road
Darlington, DL1 5NF
Price £100,000

Apartment
2 Bedroom/s
2 Bathroom/s

Town center living!

Located on Victoria Road in Darlington, you don't get much more central than this....

This delightful apartment offers comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for small families, couples, or individuals seeking a superb living space in the center of town. The apartment features a very spacious reception room, open plan with dining, Juliet balcony and kitchen area.

The property boasts two modern bathrooms, a family bathroom and an ensuite to the master bedroom, ensuring that both residents and visitors enjoy ample facilities. This thoughtful layout enhances the overall functionality of the home, making it suitable for a variety of lifestyles.

Additionally, the apartment includes underground parking for one vehicle, accessed by a secure remote control door for exclusive use of the residents, a valuable asset in this bustling area, allowing for easy access and peace of mind.





- Centrally located 2 bedroom apartment
- Master bedroom with ensuite
- Secure underground parking with allocated parking space
- Close to town center and all amenities, restaurants, shops, bars etc.
- Large open plan living with Juliet balcony
- 2nd family bathroom
- Internally accessed lift for residents

GENERAL INFORMATION:

Tenure: Leasehold

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

Double glazing

Internal Lift

Allocated secure parking

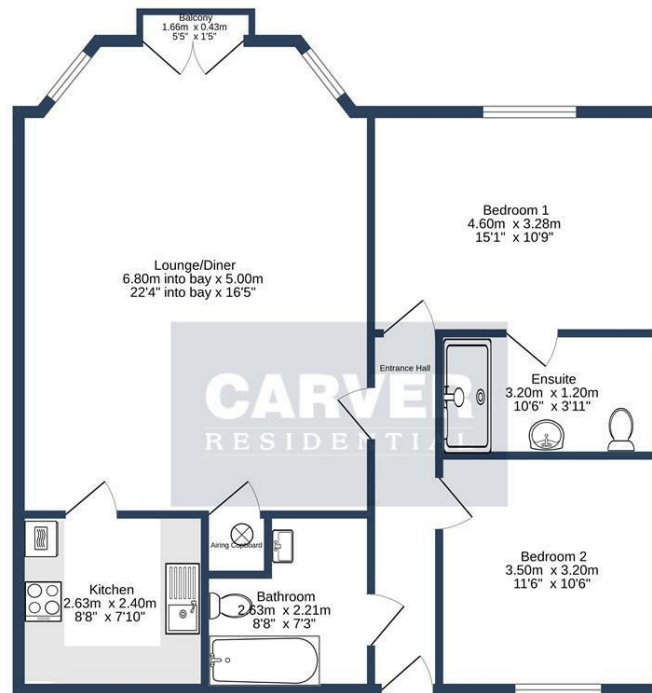
Local Authority: Darlington Borough Council (Tax Banding C)

TENURE

The property is leasehold held on a 115 year lease dating from 2014

Annual ground rent £325.80

Annual Service charge £2300.00



SECOND FLOOR

KIRKLEE HOUSE, VICTORIA ROAD, DARLINGTON, DL1 5NF.

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) A		
(81-91) B		
(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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