



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

4-6 Horsemarket
Darlington, DL1 5BW
Price £115,000

Apartment
1 Bedroom/s
1 Bathroom/s

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.

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
 Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



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

MAB 6202



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 himself 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 Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
 Co Durham, DL3 7AA
 01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
 Co Durham DL5 4NB
 01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
 North Yorkshire, DL10 4QL
 01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
 North Yorkshire DL7 8LW
 01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk