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Marlborough Drive  
Darlington, DL1 5YE

**Offers in the region of £92,500**

Apartment  
2 Bedroom/s  
1 Bathroom/s



Ideally located within the west end of Darlington within 5 minutes walk to the superb South Park, Darlington town centre and main line train station. This well presented ground floor apartment is offered for sale with NO ONWARD CHAIN. The property is well presented and briefly comprises entrance hallway giving access to two good sized bedrooms bathroom, living/dining room and kitchen. There is allocated parking plus visitor parking.







- GROUND FLOOR APARTMENT
- SOUTH PARK NEARBY
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- LOW MAINTENANCE
- PARKING

#### **TENURE**

The property is leasehold held on a 99 year lease with 72 years remaining from 2022. Management company is Darlington Chelsea Court Limited and is owned by most flat owners within the block. Each flat owner has a single share.

Ground Rent: £0

Service Charge: Approximately £102 pcm.

#### **GENERAL INFORMATION**

Tenure: Leasehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers please note that property will be vacant possession (furniture does not form part of the fixtures and fittings)

#### **Buyers Identification Checks**

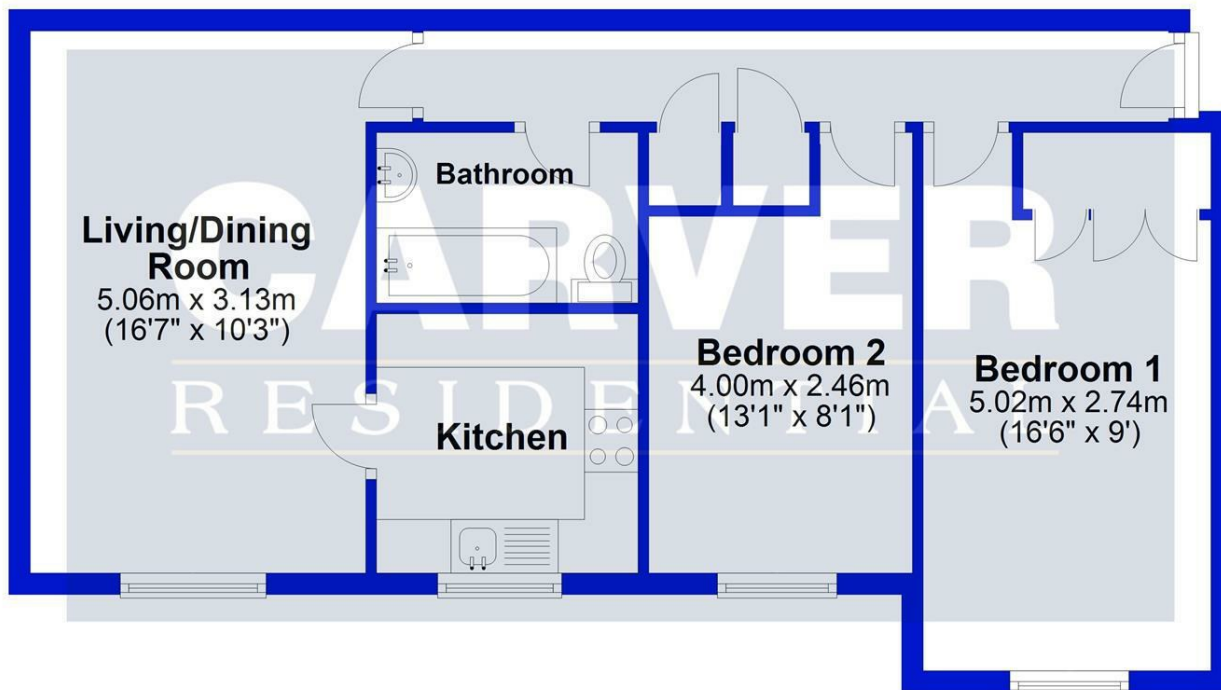
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)

## Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	72	77
	EU Directive 2002/91/EC	

Total area: approx. 57.8 sq. metres (622.3 sq. feet)

For identification purposes only. Not to scale.  
Plan produced using PlanUp.

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MAB 6202



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