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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.





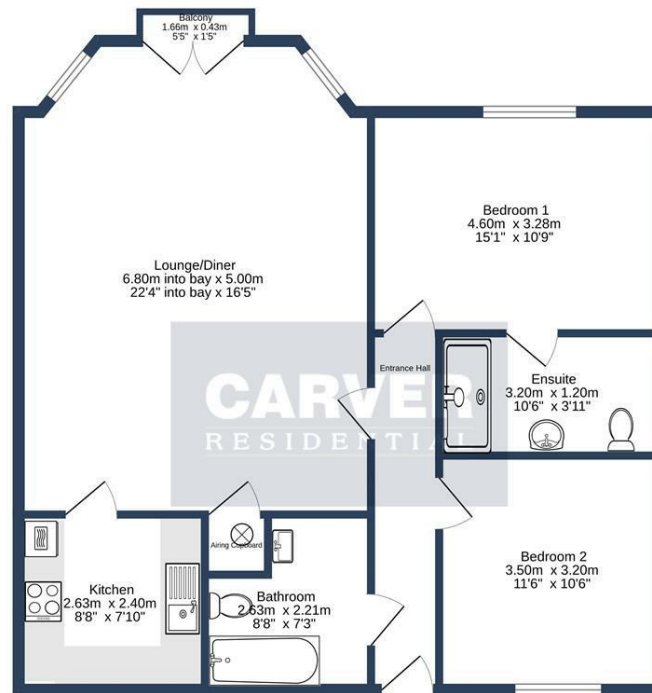
- Centrally located 2 bedroom apartment
- Master bedroom with ensuite
- Secure underground parking with allocated parking space
- Close to town center and all amenities, restaurants, shops, bars etc.
- Large open plan living with Juliet balcony
- 2nd family bathroom
- Internally accessed lift for residents

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.

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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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