



country properties
village properties
town homes
barn conversions
building plots

Scholars Park
Darlington, DL3 7FD

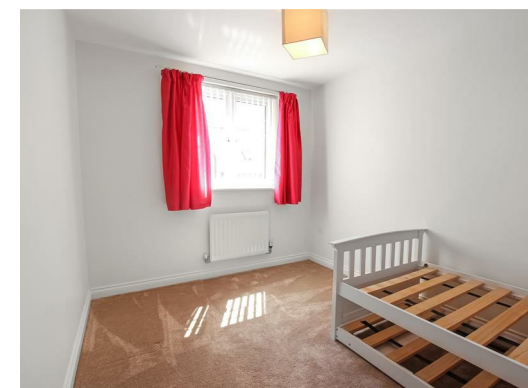
Offers over £100,000

NICK & GORDON
CARVER
RESIDENTIAL

Situated within the heart of the WEST END within walking distance of the vibrant town centre, Offered for sale with NO ONWARD CHAIN, this first floor apartment offers ready to move into accommodation, benefits include intercom entry system, a large hallway with two built in store cupboards, a large living/dining room, fitted kitchen with a host of integrated appliances, there are TWO BEDROOMS and bathroom/WC with white suite and overhead shower. Externally there are communal established gardens, and allocated parking space.

Early viewing is essential.





- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- COMMUNAL GARDENS
- WEST END LOCATION
- TWO DOUBLE BEDROOMS

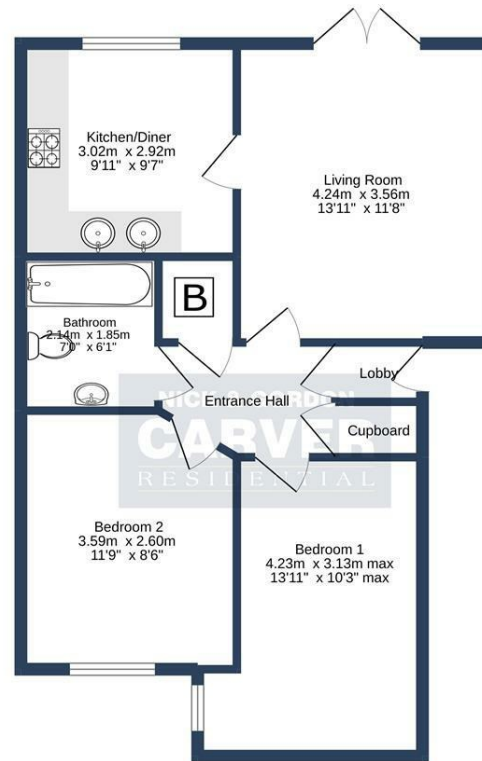
TENURE

The property is leasehold held on a 112 year lease
Service Charge & Ground Rent : Approximately £1057 per annum

GENERAL INFORMATION

- READY TO MOVE INTO
- PURPOSE BUILT DEVELOPMENT
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO THE VIBRANT TOWN CENTRE

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



GROUND FLOOR
57.9 sq.m. (623 sq.ft.) approx.

DURHAM HOUSE, SCHOLARS PARK, DL3 7FD.

TOTAL FLOOR AREA: 57.9 sq.m. (623 sq.ft.) approx.

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 misstatement. 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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