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Knoll Avenue  
Darlington, DL3 8PT

**Offers in the region of £99,500**

Apartment  
1 Bedroom/s  
1 Bathroom/s

Welcome to this charming ground floor apartment located on Knoll Avenue in the highly sought-after West End of Darlington. This modern property, built in 1969, offers a delightful living space that is perfect for those seeking comfort and convenience.

Located off Linden Avenue, this spacious apartment situated within a purpose built development within Knoll Avenue. The apartment features a welcoming hallway, with two useful storage cupboards a large living/dining room with French door to rear garden, open plan kitchen and a spacious bedroom, ensuring a peaceful retreat at the end of the day. The shower room is well-appointed, catering to all your needs with ease.

One of the standout features of this apartment is its electric heating and double glazing, which contribute to a cosy and energy-efficient environment throughout the year. The property is ready for you to move in, making it an excellent choice for first-time buyers or those looking to downsize.

In addition to the living space, this apartment comes with the added benefit of a single garage, providing secure parking for one vehicle and extra storage options. The location is particularly appealing, as it offers easy access to the vibrant town centre, where you can enjoy a variety of shops, cafes, and amenities.





- NO ONWARD CHAIN
- POPULAR WEST END LOCATION, JUST OFF LINDEN AVENUE
- SUITED TO A VARIETY OF BUYERS
- COMMUNAL ESTABLISHED WEST FACING REAR GARDENS
- SHOWER ROOM/WC
- GROUND FLOOR APARTMENT
- WALKING DISTANCE TO THE VIBRANT TOWN CENTRE
- SINGLE GARAGE
- MODERN KITCHEN WITH INTERGRATED COOKING APPLIANCES
- ELECTRIC HEATING AND DOUBLE GLAZING

#### **TENURE**

The property is leasehold held on a 999 year lease dating from 1969

Ground Rent: £11.00 PER ANNUM

Service Charge: £2,416.22 - 2025 (includes on-off Supplementary Charge for roof replacement in 2026), please contact Agent for further details

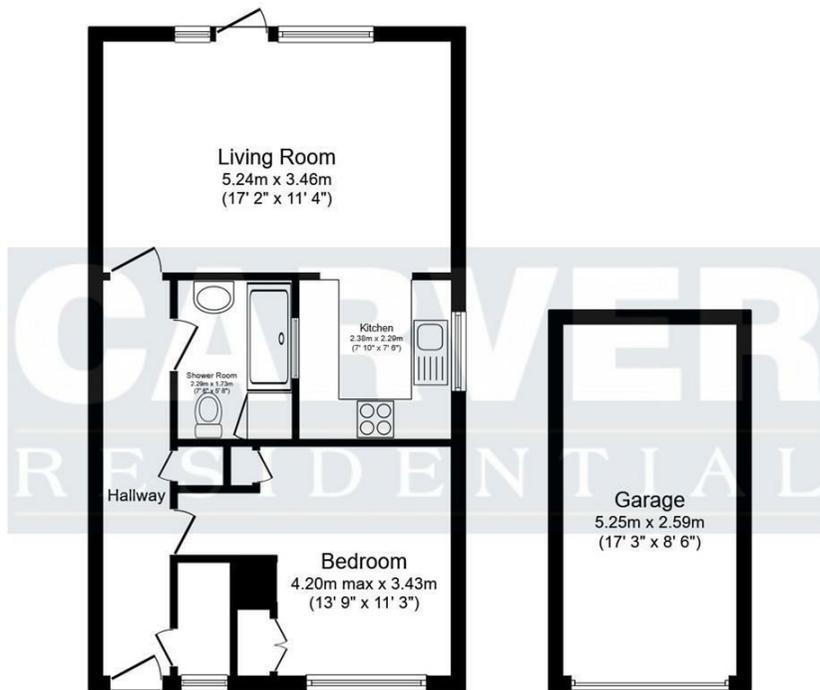
#### **GENERAL INFORMATION**

Tenure: Leasehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)



**Floor Plan**  
Floor area 49.6 sq.m. (534 sq.ft.)

**Garage**  
Floor area 13.8 sq.m. (148 sq.ft.)

Total floor area: 63.4 sq.m. (682 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>	EU Directive 2002/91/EC	

Floor Area from EPC - sq ft

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MAB 6202



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