



**CARVER**  
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Trinity Road  
Darlington, DL3 7UU  
**Price £170,000**

Apartment  
2 Bedroom/s  
2 Bathroom/s

Looking for an apartment with grandeur, Victorian style, size and features?  
Welcome to the charming area of Trinity Road, Darlington.

This delightful Victorian property, converted to apartment housing offers a blend of comfort, style and convenience. With an impressive 775 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a spacious living environment.

Entering the property you will immediately notice the high ceilings and features from a bygone era, this is not your standard apartment. Welcomed into a huge bright and airy main reception room which doubles as a formal dining room it's so spacious, perfect for relaxation or entertaining friends and family. The layout is thoughtfully designed, with a small eating area in the kitchen should you prefer to keep the lounge as a formal lounge room, ensuring a seamless flow throughout the living spaces. The apartment boasts two modern bathrooms, a family bathroom and ensuite for the master bed, providing ample facilities for residents and visitors alike.

A standout of this property is the provision for parking, and it's central location, accommodating up to two vehicles, which is a rare find in urban settings. This added convenience enhances the appeal of the





- Victorian 2 Bed apartment
- Retaining period Victorian features and style
- LARGE formal Lounge room with high ceilings
- (Lounge room big enough to include Dining table)
- Modern Kitchen with breakfast bar area
- Literally Town center location
- Off street designated parking for 2 vehicles
- Close to all town center amenities

#### **TENURE**

The property is leasehold held on a 1098 year lease dating from 1 February 2004  
Annual Service Charge: £1,398.00

#### **GENERAL INFORMATION:**

Tenure: Leasehold

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

Double glazing

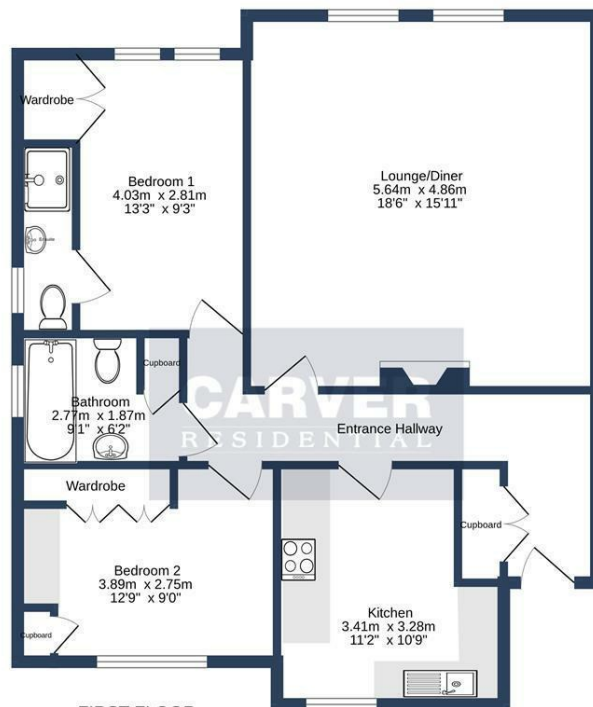
Local Authority: Darlington Borough Council (Tax Banding C)

#### **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)



FIRST FLOOR  
74.2 sq.m. (799 sq.ft.) approx.

ASHGROVE HOUSE, TRINITY ROAD, DARLINGTON, DL3 7UU.

TOTAL FLOOR AREA: 74.2 sq.m. (799 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 mis-statement. 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 69      | 76                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Floor Area from EPC -  
775.00 sq ft

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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



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