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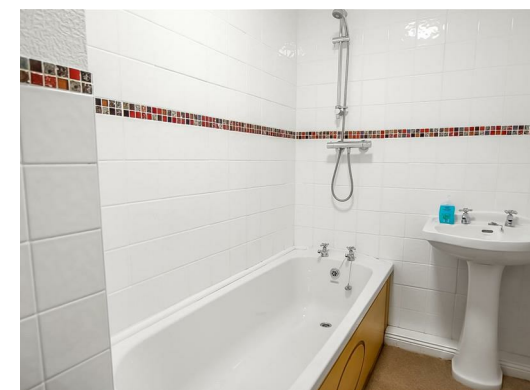
Marlborough Drive
Darlington, DL1 5YE

Offers in the region of £99,950

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

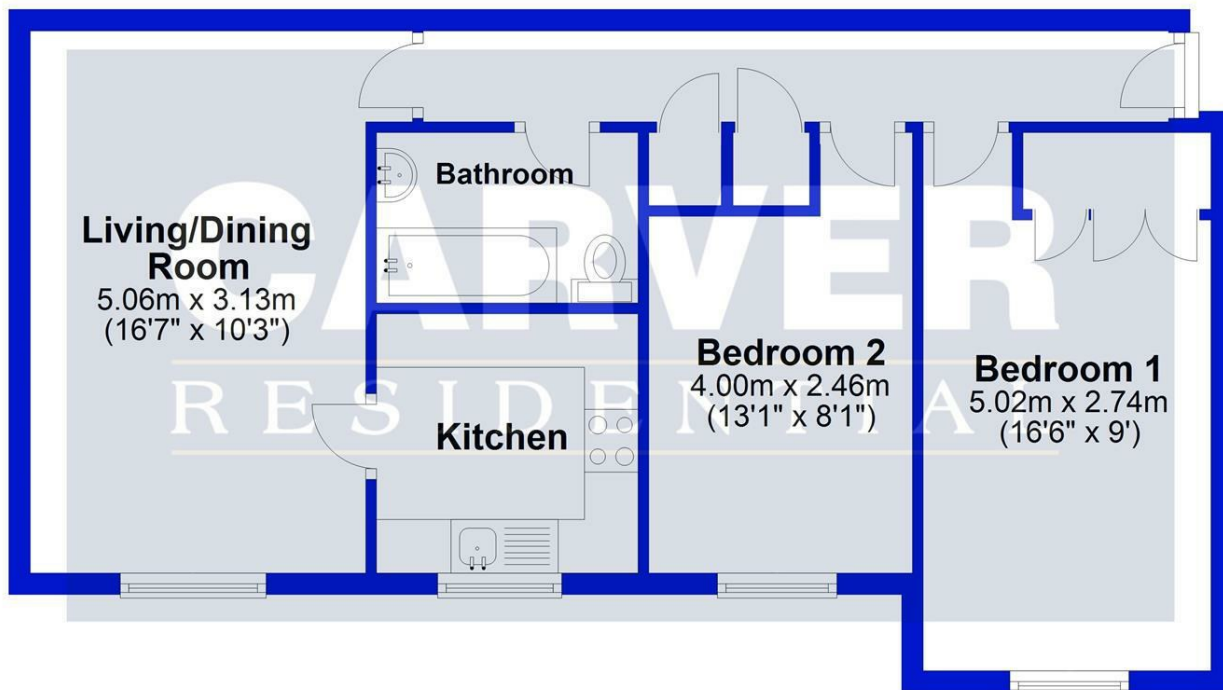
The property is leasehold held on a 99 year lease with 74 years remaining from 2022. Management company is Darlington Chelsea Court Limited and is owned by most flat owners within the block. Each flat owner has a single share.

Ground Rent: £0

Service Charge: Approximately £102 pcm.

Ground Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

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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