



CARVERS
SALES & LETTINGS

Lowther Drive
Darlington, DL1 4LZ
Asking price £85,000

Apartment



Beautifully refurbished by the current owner, this well-presented two-bedroom ground floor apartment offers stylish, low-maintenance living and is perfectly suited to first-time buyers, downsizers, or investors seeking a ready-to-move-into property.

The well-proportioned layout provides comfortable living space, while the ground floor position offers convenience and easy accessibility. Both bedrooms are generously sized and the main bedroom benefits from an en-suite, making the property equally appealing for owner-occupiers and tenants alike.

Externally, the property benefits from a designated parking space, adding valuable practicality for day-to-day living. Positioned in a convenient location, the apartment enjoys excellent access to local amenities and transport links, including close proximity to the recently improved train station.

Combining modern presentation, convenience, and strong investment appeal, this is an excellent opportunity to acquire a turnkey property in a well-connected location.



- Potential gross yield of over 9%
- Box fresh property ready to move into
- Less than a mile to Darlington train station
- Ideal for investors or first-time buyers
- Ground floor flat
- No onward chain

GENERAL INFORMATION:

Tenure: Leasehold
 Services: electric heating, mains electric, water and drainage.
 Double glazing
 Local Authority: Darlington Borough Council (Tax Banding A)

TENURE

The property is leasehold held on a 999 year lease dating from 1st January 2022
 Annual Ground Rent: Peppercorn
 Service Charge: £948.99 (2025)

Investment Property Details

Potential Rent income: £665- £695pcm
 Yield: + 9%
 Up to date EICR and EPC are available upon request.

For more information about the potential rental demand and/or how we can assist with the future management of this property please contact our Lettings Team today

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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.

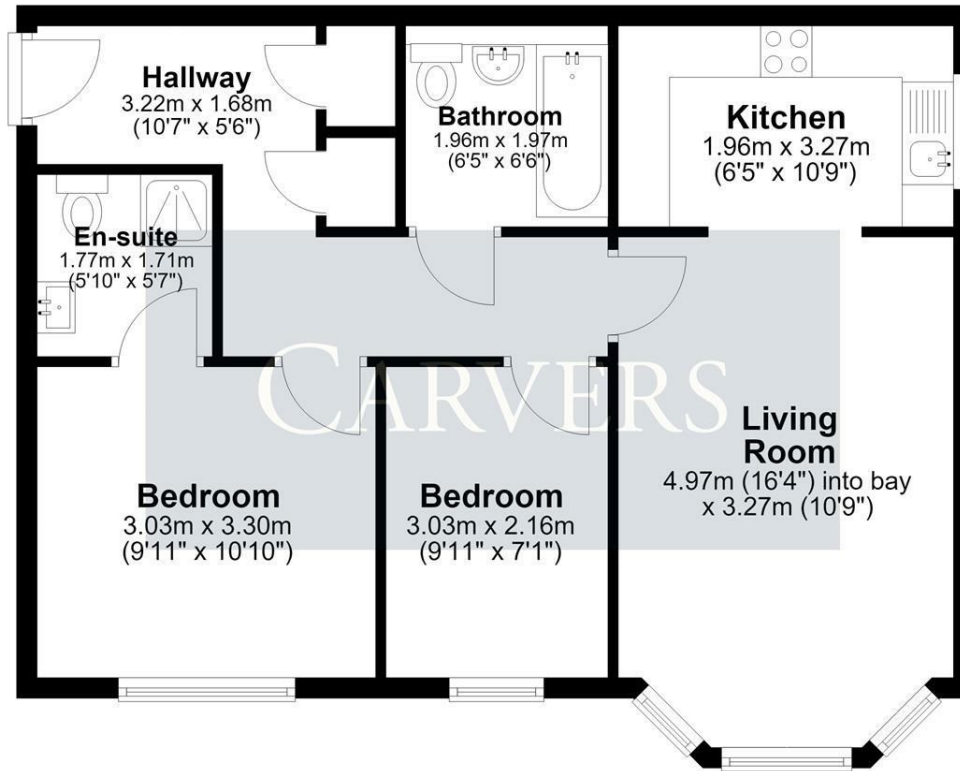
Property Size

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 e.g. a conservatory and/or garage)



Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



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	73	79
	EU Directive 2002/91/EC	

Property size taken from EPC
626.00 sq ft

Total area: approx. 58.2 sq. metres (626.1 sq. feet)

26 Lowther Drive, Darlington

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There may 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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.