



Welcome to "The Woodlands", one of Darlington's finest area's and only a short walk to the town centre. This delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for individuals or small families seeking a peaceful retreat. The apartment features a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Living in The Woodlands means you will enjoy the tranquility of a suburban setting while still being within easy reach of Darlington's vibrant town centre. Here, you will find a variety of shops, restaurants, and local amenities, making everyday life both convenient and enjoyable.

This apartment presents an excellent opportunity for those looking to establish themselves in a desirable location. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this lovely apartment your new home.





- Fantastic West End location, just off Milbank Road
- Private
- Garage
- 10 minute walk to Town Centre
- Superb ground floor apartment
- Large Lounge
- Allocated parking

Buyers Identification Checks

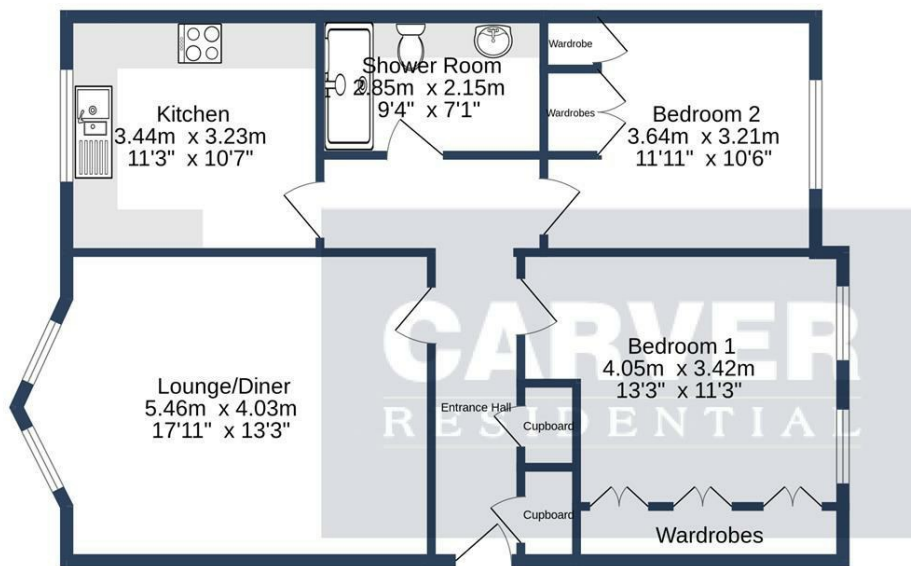
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GENERAL INFORMATION

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

TENURE

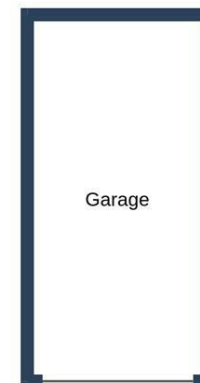
The property is leasehold held on a 999 year lease dating from 17/11/1999 (972 years left)
Ground Rent: tbc
Service Charge: £1500



GROUND FLOOR

WOODLANDS COURT, DARLINGTON. DL3 9UB.

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) A		
(81-91) B		
(69-80) C	80	80
(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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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk