



Heritage Court

Darlington DL3 6SS

£85,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Apartment
- Open Plan Kitchen/Lounge/Diner
- EPC Rating D

- First Floor
- Ideal First Time Buy
- North Road Location

- Two Bedrooms
- Council Tax Band B
- Close To Local Amenities

This two bedroom first floor apartment is located in the North Road area of Darlington within close proximity to North Road railway station, supermarkets, retail parks and other amenities and in our opinion would prove the perfect home for a first time buyer or for that of an investor and could be purchased with a long term sitting tenant.

Communal Entrance Hallway

With staircase to all floors.

Apartment Hallway

Lounge/Kitchen/Diner

15'11 x 15'10 (4.85m x 4.83m)

Two hardwood double glazed windows to the rear and radiator, the kitchen area has cream wall, base and drawer units, Belling hob, oven and extractor, space for washing machine, integrated fridge/freezer, Kardean flooring throughout.

Inner Hallway

With radiator and storage cupboard.

Bedroom 1

11'8 x 10'4 (3.56m x 3.15m)

With hardwood double glazed window to the rear and radiator.

Bedroom 2

11'7 x 8' (3.53m x 2.44m)

With hardwood double glazed window to the rear and radiator.

Bathroom

Fitted with a suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, velux window, ceiling spotlights and extractor.

Externally

There is on street parking

Council Tax

Band B

Tenure

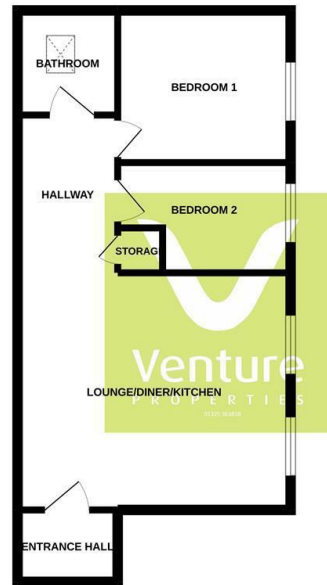
This property is Leasehold
125 years from 1/1/2006
Service Charge - £747 per annum
Ground Rent - £150 per annum

Note

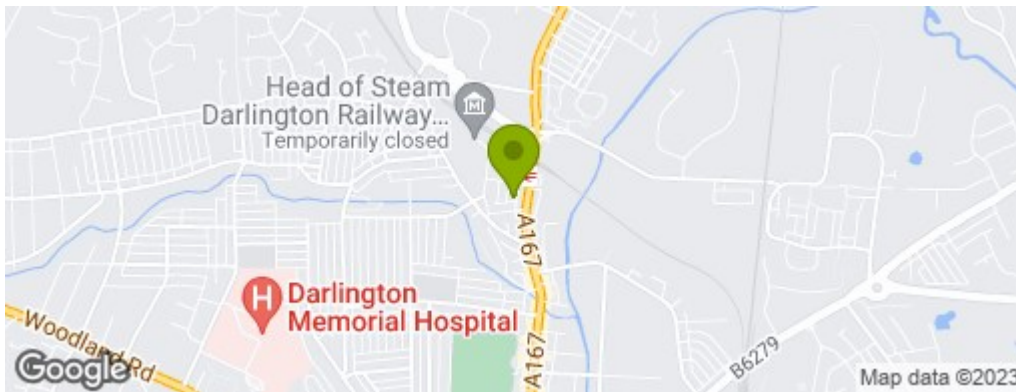
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an

offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The architect, planner and developer are not responsible for any errors or omissions and no guarantee is given. Made with Merge3D 2022



Property Information

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