



Lowther Drive

Darlington DL1 4LZ

Offers Over £65,000





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.

Lowther Drive

Darlington DL1 4LZ



- Attention Investors
- Close To Main Train Station
- EPC Grade

- One Bedroom Apartment Rented At £575pcm
- Allocated Parking Bay
- Council Tax Band A

- Sold With Sitting Tenant
- Modern Development

Welcome to this prime one-bedroom flat located on Lowther Drive in the charming town of Darlington. This property presents an excellent opportunity for investors, currently let at a competitive rate of £575 per calendar month.

The flat boasts a modern interior, providing a comfortable and stylish living space. With one reception room, one bedroom, and a well-appointed bathroom, it is ideal for individuals or couples seeking a convenient home. The property also includes the added benefit of a designated parking bay, a valuable feature in this bustling area.

Situated in close proximity to the main line train station, residents will enjoy easy access to transport links, making commuting a breeze. Additionally, a variety of local amenities are just a stone's throw away, ensuring that all daily needs are met within a short distance.

This flat not only offers a fantastic living environment but also represents a sound investment opportunity in a desirable location. Do not miss the chance to acquire this modern apartment in Darlington, where convenience and comfort come together seamlessly.

Entrance Hall

With front door and intercom system

Lounge

13'10 x 10'8 (4.22m x 3.25m)

Situated to the front with double glazed window and access into the kitchen.

Kitchen

9'10 x 6'6 (3.00m x 1.98m)

Situated to the rear with a modern range of units.

Bedroom One

10'10 x 10'10 (3.30m x 3.30m)

A good double sized bedroom with double glazed window.

Bathroom

With a suite comprising panelled bath, pedestal wash hand basin and low level W.C.

Externally

The apartment sits within communal grounds having allocated parking bay.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: A

Annual Price: £1,581

Conservation Area No

Flood Risk Very low

Floor Area 462 ft 2 / 43 m 2

Plot size 0.11 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Note

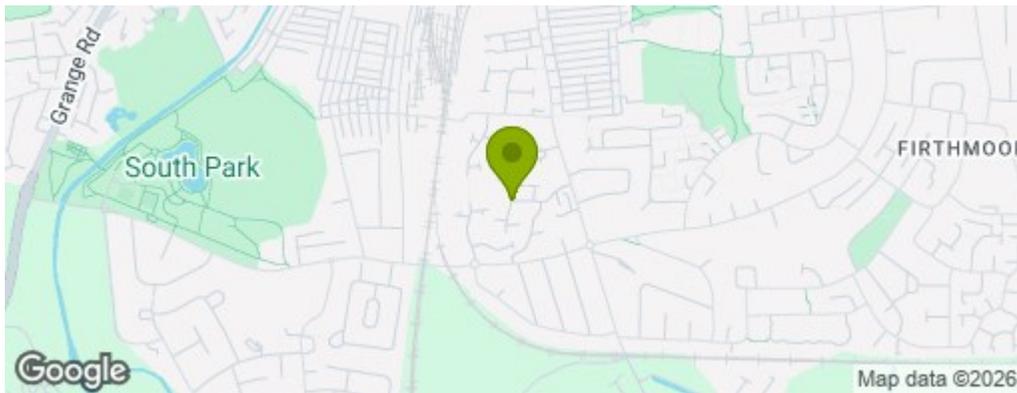
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

Property Information



01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com