



Appleby Close

Darlington DL1 4AJ

£99,950





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Appleby Close

Darlington DL1 4AJ



- Second Floor Apartment
- Newly Fitted Kitchen

- Two Bedrooms
- Open Plan

- Dressing Room
- Council Tax Band B

An immaculately presented two bedroom second floor apartment situated in the ever popular Eastbourne location close to local amenities, supermarkets and the Darlington Railway Station being just minutes away.

The property has gas central heating and double glazing and in our opinion would suit a variety of purchasers.

In brief the accommodation comprises of: Entrance, Lounge/Dining/Kitchen, Two Bedrooms, Dressing Room, Bathroom/WC. Communal Grounds and allocated Parking Bay.

Communal Entrance/Hallways

And staircases to all floors.

Apartment Hallway

With handset for intercom, laminate flooring and storage cupboard.

Lounge/Kitchen/Diner

26 x 11 (7.92m x 3.35m)

With two windows to the front and double doors with Juliette balcony, radiator.

Kitchen Area

Newly fitted with a range of wall, base and drawer units, four ring gas hob, eye level oven and extractor, space for washing machine, integrated fridge and freezer. Laminate flooring.

Bedroom One

11'10 x 8'8 (3.61m x 2.64m)

With upvc double glazed window to the rear and radiator. Access into dressing room/study via mirror.

Dressing Room/Study

7'4 x 5 (2.24m x 1.52m)

With upvc double glazed window to the rear and radiator.

Bedroom Two

With upvc double glazed window to the rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and screen, low level w.c. and wash hand basin, part tiled walls, laminate flooring and radiator.

Externally

Allocated and visitors parking, bin storage area.

Council Tax

Band B

Tenure

Leasehold

125 year Lease

Service Charges: £1122.20 per year

Ground Rent: £255 per year

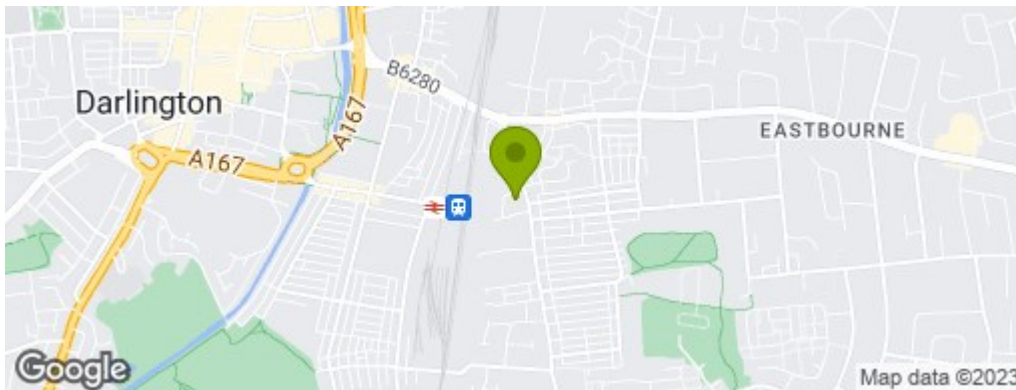
Note

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 plots, windows, doors 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.
Made with Mapbox 12023



Property Information

01325 363858

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