



**Alma House**  
Darlington DL3 9EL  
By Auction £399,000





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# Alma House

Darlington DL3 9EL



- 4x 2 bed self-contained apartments
- 4x long leasehold titles (125y from 2012)
- 2x flats with private balconies

- Impressive Apartment
- Modern Fitted Kitchen
- Viewing Essential

- Close To Amenities
- Stylish Bathroom
- Income of £26,880pa when fully let

FOR SALE BY AUCTION - Starting bid £399k - Terms & Conditions apply.

A completely refurbished and extremely impressive FOUR 2 bedrooomed apartments, situated on West Auckland Road on the corner of Prior Street. Alma House itself is a completely refurbished property finished to an extremely high standard. The refurbishment programme has recently completed and an early viewing is essential to appreciate what these apartments have to offer.

Ideal Investment some apartments are currently rented gaining rents from £550pcm.

## Layout of apartments as below

### ENTRANCE HALLWAY

With security intercom, double fitted cupboards, wall mounted modern gas central heating radiator.

### LOUNGE

17'10" x 14'1" (5.44 x 4.29)

Situated to the front of the property. With three double glazed windows across the front elevation, double gas central heating radiator, tv aerial point. A large impressive space.

### KITCHEN

9'2" x 12'1" (2.79 x 3.68)

A stylish modern contemporary high gloss white kitchen fitted with a range of wall, floor and drawer units with contrasting bamboo effect laminate work surfaces, integrated electric hob with overhead glass and stainless steel extractor chimney, integrated stainless steel oven, integrated washing machine and fridge/freezer, New York style wall tiles, dark laminate wood effect flooring, gas central heating radiator and ceiling spotlights.

### BEDROOM 1

16'9" x 12'1" (5.11 x 3.68)

A larger than average double bedroom offering dual aspect views with two double glazed windows, one to the rear and one to the side of the property, double gas central heating radiator.

### BEDROOM 2

10'0" x 11'11" (3.05 x 3.63)

With double glazed window to the rear elevation and double gas central heating radiator.

### BATHROOM/WC

A stylish modern contemporary bathroom suite in white comprising bath with overhead rain shower and glass wall mounted shower screen and second shower hose, push button flush wc, wash hand basin with stylish stainless steel mixer tap, tiled flooring, New York style part tiled walls, ceiling spotlights and wall mounted chrome towel dryer.

Venture Properties highly recommend a viewing of this apartment to appreciate the quality fixtures and fittings throughout and the way the apartment has been designed giving it a light spacious contemporary modern feel.

### AUCTIONEERS NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

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This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Auctioneers Additional Comments

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A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in

accordance with Anti Money Laundering procedures.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

### Note

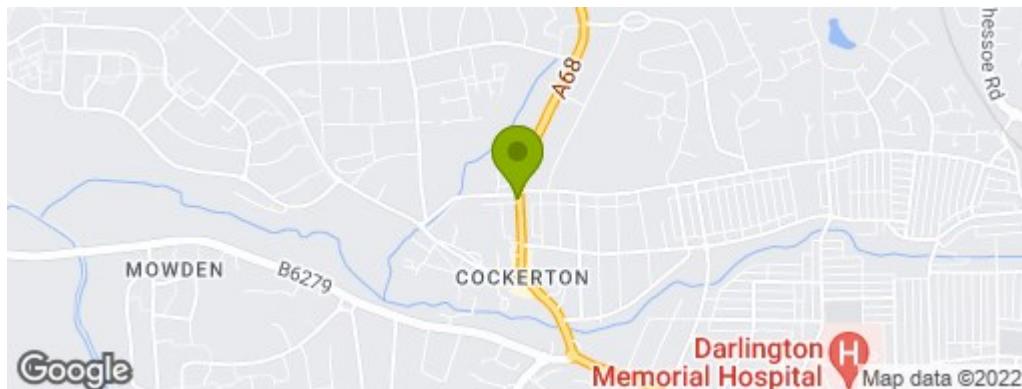
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### Tenure

This property is Leasehold  
125 years from 1st June 2012



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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## Property Information

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