



207 Grange Road

Darlington DL1 5NE

£149,950



Venture  
PROPERTIES



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.



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# 207 Grange Road

Darlington DL1 5NE

- Two Bed First Floor Apartment
- No Onward Chain

This immaculately presented two bedroom first floor apartment comes to the market with no onward chain and is located in the sought after West End of Darlington within easy reach of amenities including Grange Road Imperial Quarter and access onto the A1M north and south.

The property was originally the show home and has a modern fitted kitchen with appliances, bathroom and en-suite and is neutrally and freshly decorated throughout.

The property in our opinion would suit a variety of purchasers and viewing is recommended.

\*\*\*\* FINAL REDUCTION FOR TWO WEEKS ONLY  
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## Communal Entrance Hallway

Lift and staircase to the first floor.

## Apartment Hallway

With two storage cupboards.

## Lounge

12'6 x 15'2 (3.81m x 4.62m)

With double doors to the rear leading onto balcony, radiator.

## Kitchen

8' x 6'6 (2.44m x 1.98m)

Semi open plan from the lounge. Fitted with a range of cream and walnut wall, base and drawer units,

- Modern Fitted Kitchen
- Council Tax Band C

contrasting work surfaces, four ring electric hob, integrated oven, integrated hot plate, integrated microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, stainless steel sink unit with mixer tap, tiled flooring and part tiled walls.

## Bedroom 1

12'4 x 10'4 (3.76m x 3.15m)

Upvc double glazed windows to the rear and side, fitted wardrobes and radiator.

## Bedroom 2

10'2 x 9'3 (3.10m x 2.82m)

Upvc double glazed window to the rear, storage cupboard, radiator.

## En-Suite

Fitted with a modern suite comprising shower cubicle with waterfall head and spray, low level wc, wash hand basin, tiled flooring, part tiled walls.

## Family Bathroom

Fitted with a suite comprising panelled bath with mixer tap, low level wc, wash hand basin in vanity unit, heated towel rail.

## Externally

There is a single garage to the rear.

## Garage (Rear)

With up and over door.



- En-Suite to Main Bedroom
- EPC Rating C

## Council Tax

Band C

## Tenure

This property is leasehold.  
125 year lease from 6/10/2008

Ground Rent: £165 pa

Service Charges: £1372

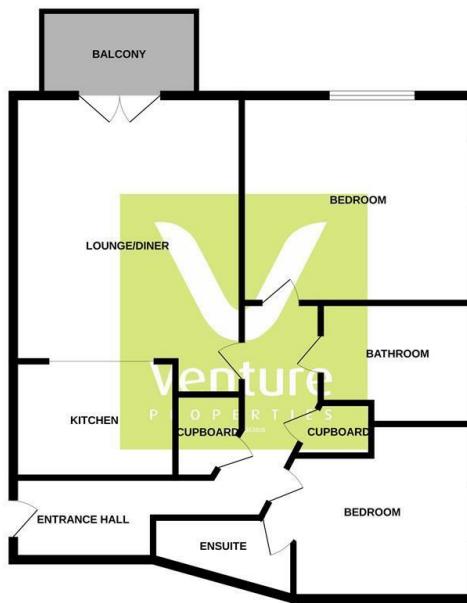
Management Company: Town and City

The property owns a share of the freehold jointly with the other apartment owners

## Note

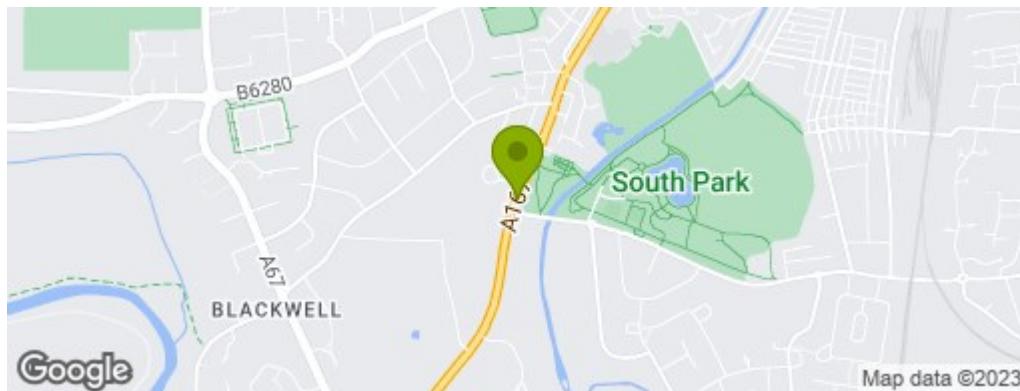
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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 rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information



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