



Riverside Grange

Darlington DL1 5NE

Offers In The Region Of £165,000





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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Riverside Grange

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- First Floor Apartment
- Garage
- Lift Access

- Two Bedrooms
- West End Location
- Council Tax Band C

- En-Suite
- No Onward Chain
- EPC Rating C

This immaculately presented two bedroom first floor apartment comes to the market with no onward chain and is located in the ever popular West End area of Darlington adjacent to South Park, and is situated within a block of only 9 apartments with easy access to the Town Centre and major road and rail links. The property is double glazed and would suit the needs of a wide range of potential purchasers.

In brief the accommodation comprises of; entrance hallway, bathroom, two double bedrooms the main benefitting from en-suite, kitchen, lounge/dining room leading to the balcony. Externally there are well maintained gardens to the front and to the rear there is access via electronic gate leading to the single garage that is powered by a roller shutter door.

Viewing Highly Recommended.

Communal Entrance

With stairs and lift to all floors.

Entrance Hall

Door to the front, electric heater and storage cupboard.

Bedroom 1

12'2 x 10' (3.71m x 3.05m)

Upvc double glazed window to the rear and electric heater.

En-Suite

Upvc duple glazed window to the side, fitted with a suite comprising shower cubicle, low level wc, wash hand basin, part tiled walls, tiled floor, heated towel rail.

Bedroom 2

10'11 x 10'6 (3.33m x 3.20m)

Upvc double glazed window to the side, electric heater and storage cupboard.

Bathroom

Fitted with a suite comprising bath, low level wc, wash hand basin, fully tiled walls, tiled floor, heated towel rail and ceiling spotlights.

Lounge

13' x 12' (3.96m x 3.66m)

French doors leading to balcony and electric heater.

Kitchen

9'4 x 8'2 (2.84m x 2.49m)

Fitted with a range of wall, base and drawer units, contrasting work surfaces, stainless steel sink unit, eye level double oven, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, ceiling spotlights and tiled flooring.

Externally

To the rear is a single garage with electric roller shutter door with power and lighting.

Garage

Council Tax

Band C

Tenure

This property is leasehold

Lease: 999 years from 6/10/2019

Ground Rent: £165 per annum

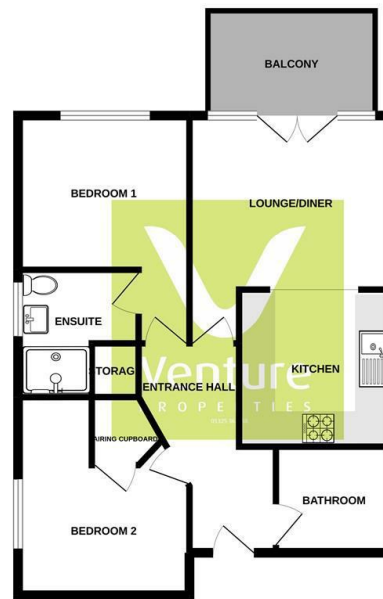
Service Charges: £1100 per annum

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

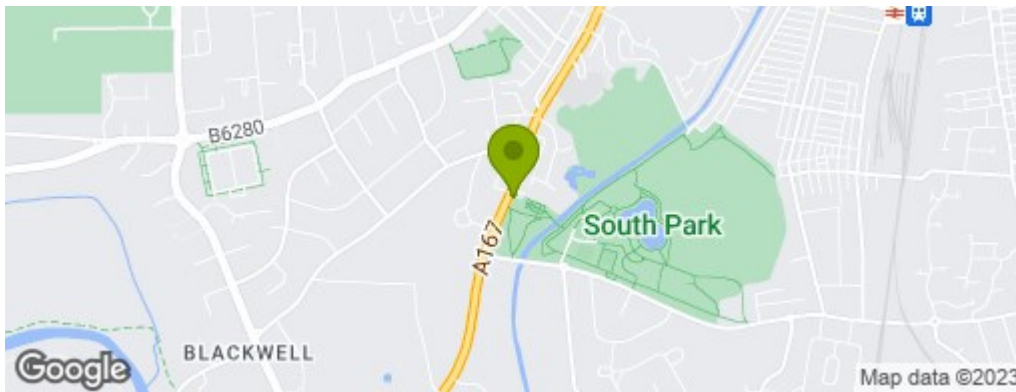
Note

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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not limited and no guarantee as to their operability or efficiency can be given.
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