



## Riverside Grange

Darlington DL1 5NE

Offers In The Region Of £165,000





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# Riverside Grange

Darlington DL1 5NE



x 2



x 2



x 1

- 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 double 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

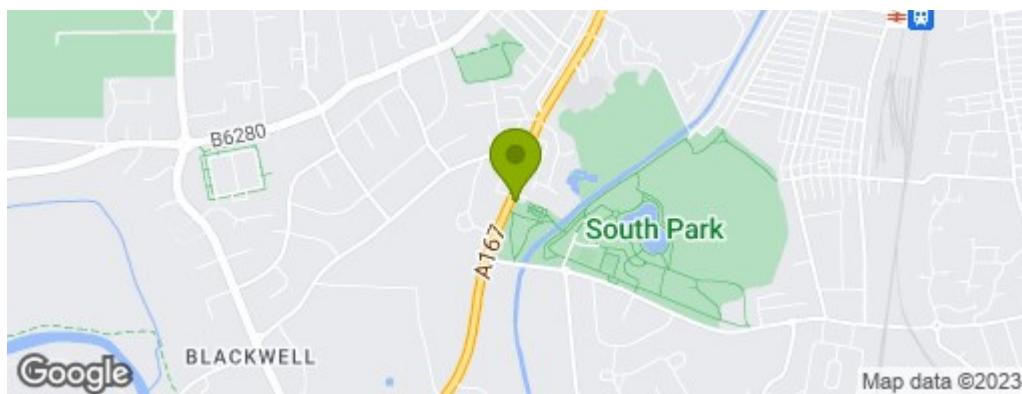
## Note

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GROUND FLOOR



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## Property Information

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