



## Haven Gardens

Darlington DL1 1PJ

No Onward Chain £79,000





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



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# Haven Gardens

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- Two Bedroom Apartment
- Eastbourne Location
- Upvc Double Glazing

- Ground Floor Flat
- French Doors to Gardens
- Shared Gardens

- Open Views To The Rear
- Viewing Recommended
- Council Tax Band A

A well presented two bedroom ground floor apartment offered to the market with no chain and is ideally located in a residential modern development in the Eastbourne area of Darlington close to the main train station and amenities. The property has lounge, fitted kitchen/diner, two bedrooms and a family bathroom.

It should be noted that this apartment has its own French doors providing access on to the shared gardens.

Viewing is advised at the earliest opportunity.

## COMMUNAL HALLWAY

Leading into apartment.

## ENTRANCE HALLWAY

With radiator and intercom.

## LOUNGE

15'10" x 11'2" (4.83 x 3.42)

Upvc double glazed double doors to the rear, radiator.

## KITCHEN

7'10" x 12'8" (2.41 x 3.88)

With upvc double glazed window to the front, fitted with a modern range of ash wall, base and drawer units, four ring gas hob, oven and extractor, stainless steel sink unit with mixer tap, space for fridge/freezer, space for washing machine, space for dishwasher, part tiled walls, vinyl flooring, space for table and chairs and radiator.

## BEDROOM 1

13'2" x 8'9" (4.02 x 2.68)

Situated to the rear. With radiator.

## BEDROOM 2

8'6" x 6'9" (2.61 x 2.06)

Upvc double glazed window to the front and radiator.

## BATHROOM/WC

With a suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, obscure window to the rear, laminate flooring and radiator.

## EXTERNALLY

The apartment stands within a block of similar dwellings having communal grounds and allocated parking bay. It has its own French doors providing access on to the shared gardens. Designated parking space, garbage disposal and laundry drying area. Property very accessible as ground floor onto communal garden.

## COUNCIL TAX

Band A

## Tenure

### 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

## Property Information

Local Authority

Darlington

Council Tax

Band:

B

Annual Price:

£1,757

Conservation Area

No

Flood Risk

No Risk

Floor Area

0 ft 2 / 0 m 2

Plot size

0.02 acres (2 Plots)

Mobile coverage

EE

Vodafone

O2

Broadband

Basic

3 Mbps

Superfast

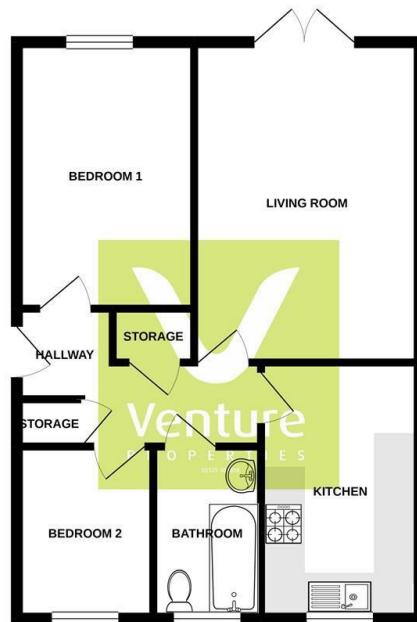
112 Mbps

Satellite / Fibre TV Availability

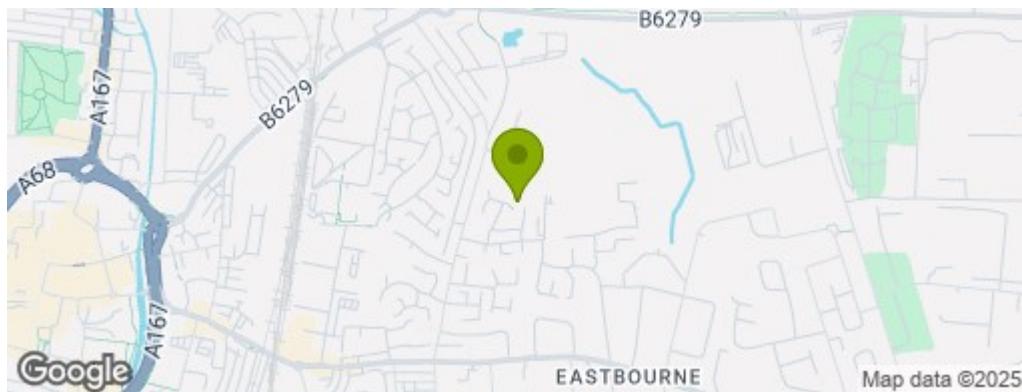
BT

Sky

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate, room areas are indicative only and the plan is not to scale. It is not a legal drawing, no concession or no-statement. This 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 is given as to their operability or efficiency can be given.  
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## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
[sales@venturepropertiesuk.com](mailto:sales@venturepropertiesuk.com)