



## Westcliffe Court

Darlington DL3 7UH

£625 Per Calendar Month





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.

# Westcliffe Court

Darlington DL3 7UH



- One Bedroom
- West End Location
- Council Tax Band B

- Second Floor Flat
- Allocated Parking
- EPC Rating C

- Part Furnished
- Balcony

A one bedroom, second floor apartment situated in the West End of Darlington. The property comes to the market part furnished, furnishings include sofa, table and chairs, double bed and bed side table. Virgin Media Wi-Fi is also included in the property. The property is also equipped with white goods including washing machine and fridge freezer. The apartment is in a great location and is within walking distance to local amenities and the Town Centre. The apartment also benefits from a balcony with table and chairs. Early viewing is highly recommended.

Council Tax Band B.

## Hallway

## Living/Dining Room

16'6" x 11'1" (5.03m x 3.38m)

## Kitchen

10'11" x 8'2" (3.35m x 2.49m)

## Bedroom

12'2" x 9'10" (3.71m x 3.02m)

## Bathroom

## Externally

## Council Tax

Band B.

## Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit

to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.\*

\*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

## Deposit (Bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

## Deposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Deposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Deposit will be the minimum payment of £150. If the rent is £750, the Deposit will be equivalent to one week's

rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

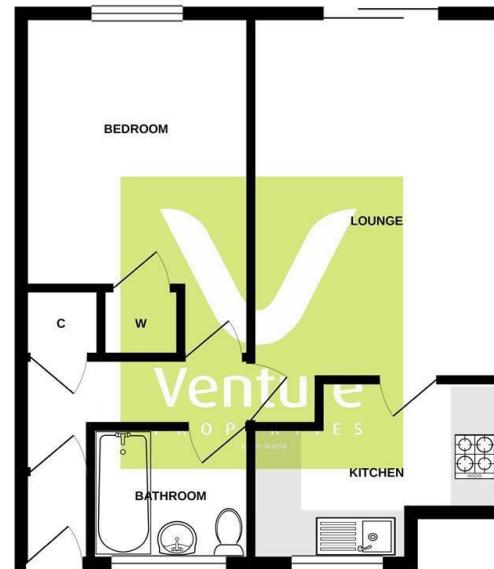
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.deposit.co.uk/tenants](http://www.deposit.co.uk/tenants).

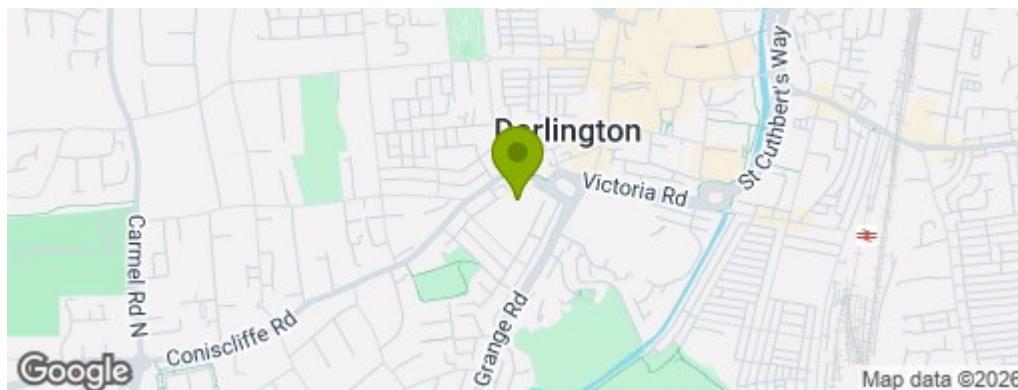
## Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas and dimensions are approximate only. The vendor, agent and their employees make no representations or warranties in respect of the floorplan. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale and has not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Property Information

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