

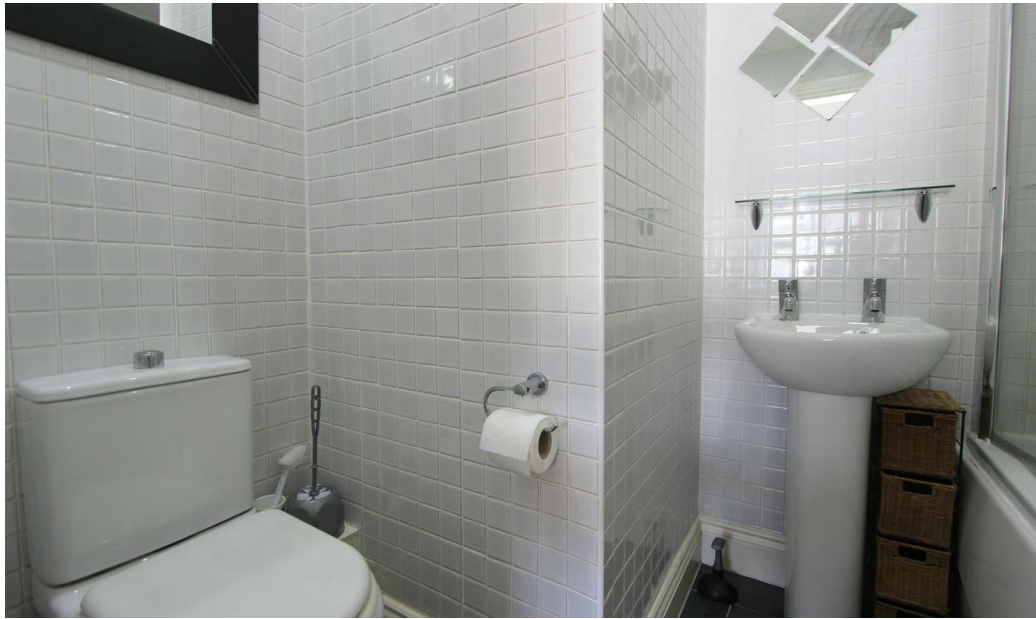


Heritage Court

Darlington DL3 6SS

£550 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.

Heritage Court

Darlington DL3 6SS



- Two Bedrooms
- Spacious
- Viewing Recommended

- Fully Furnished
- Open Plan Lounge/kitchen
- Close to North Road Station

- First Floor
- En-suite
- Council Tax Band B

A fully furnished, beautifully presented, modern and stylish larger than average two bedroom first floor flat within the popular Heritage Court development of Darlington. This property has modern fixtures and fittings throughout and a viewing is highly recommended.

The property briefly comprises: Entrance Hall, Two Bedrooms one with en-suite facility, Bathroom, Kitchen with appliances leading to open plan Living Room area. Part Furnished.

Council Tax Band B

Entrance Hall

A larger than average entrance hall with two double glazed windows, radiator, oak effect laminated flooring and storage cupboard.

Bedroom One

10'6" x 10'8" (3.20 x 3.25)

With double glazed window, radiator and EN-SUITE BATHROOM: comprising of low level wc, wash hand basin, panelled bath with shower over and shower screen, tiled walls and floor, ceiling spotlights.

En Suite

Bedroom Two

9'6" x 12'0" (2.90 x 3.66)

With double glazed window and radiator.

Bathroom

A stylish modern bathroom comprising of shower in glass

cubicle, low level wc, wash hand basin, tiled walls, dark tiled flooring, wall mounted chrome towel dryer, ceiling spotlights.

Living Room/Kitchen

Accessed from double doors at the end of the hallway. KITCHEN AREA: with beech effect laminated flooring and a range of modern stylish wall and floor units with contrasting dark work surfaces, stainless steel sink, drainer and mixer tap, stainless steel oven, hob and extractor hood, integrated washer/dryer, integrated dishwasher and fridge/freezer. LIVING ROOM AREA: with beech effect laminated flooring, two double glazed windows, radiator and ceiling spotlights.

Living Room

Additional photo.

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.

You will lose your Holding Deposit if any of the following occurs:

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.

Venture Properties

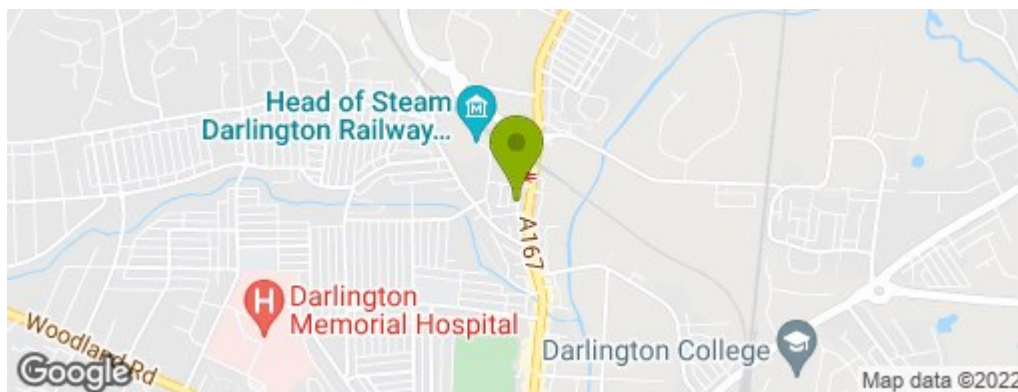
We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you 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.

www.venturepropertiesuk.com

GROUND FLOOR



While 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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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