



Tandridge Court

Darlington DL3 9YB

£600 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.

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- 2 Bedrooms
- Close to Amenities
- Close to Bus Routes

- Ground Floor Apartment
- Council Tax Band B
- EPC Rating C

- Cockerton Location
- Allocated Parking Bay

A stunning, ground floor apartment, occupying a prominent position in this sought after Cockerton area of Darlington, ideally suited to a wide variety of tenants. The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom.

There is an allocated, under cover, parking bay adjacent to the property in the rear courtyard.

Viewing is highly recommended.

Tandridge Court is situated very close to Cockerton Village within a short walk of the village shops including a supermarket, Post Office and regular bus services to and from the town, and only 0.5 mile away from Darlington Memorial Hospital. A more comprehensive range of shopping and recreational facilities are in Darlington town centre approximately one mile away.

Council Tax Band B

Entrance Hallway
5'1" x 3'0" (1.55 x 0.91)

Lounge
16'9" x 10'9" (5.11 x 3.28)

Kitchen
13'1" x 6'3" (4.00 x 1.90)

Bedroom 1
12'5" x 10'3" (3.79 x 3.12)

Bedroom 2
11'6" x 7'7" (3.50 x 2.30)

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.

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.

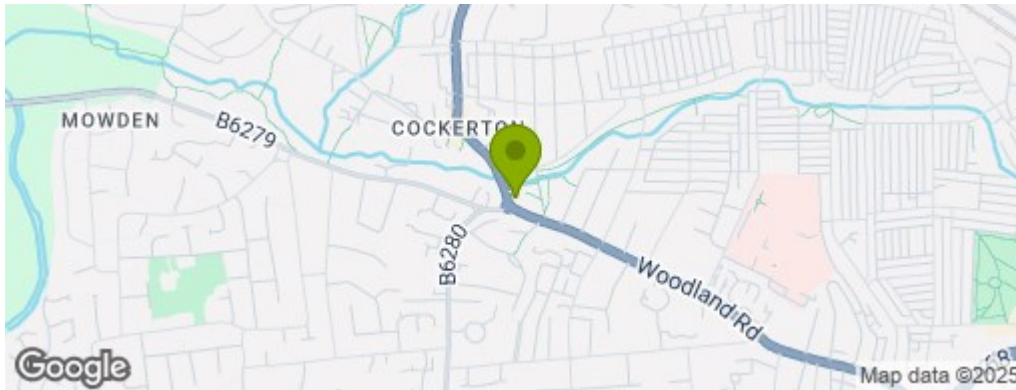
Deposit (bond)

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



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