



Sandringham Court

Darlington DL3 9FB

£650 Per Calendar Month





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- 2 Bedroom Apartment
- Allocated Parking

- Mowden Location
- Must Be Viewed

- Ground Floor
- EPC Rating C

An immaculately presented two bedroom ground floor apartment located in a popular small residential development in the heart of Mowden close to shops, bus routes and other amenities. The property is tastefully and neutrally decorated throughout. The apartment has an allocated parking space.

Communal Entrance

Leading to apartment.

Apartment Hall

With laminate flooring, radiator, intercom system and double storage cupboard.

Lounge

14'2" x 10'11" (4.32 x 3.35)

Upvc double glazed double doors to the front and wooden door to the front, laminate flooring, wall mounted electric fire, radiator and ceiling spotlights.

Kitchen

7'9" x 9'7" (2.38 x 2.93)

With upvc double glazed window to the front, fitted with a modern and stylish range of light beech wall, base and drawer units with contrasting work surfaces and breakfast bar, one and a half bowl stainless steel sink unit with mixer taps, integrated fridge/freezer, four ring gas hob, oven and extractor over, integrated washing machine, part tiled walls, floor plinth lighting, tiled flooring and sufficient space for table and chairs.

Bedroom 1

10'10" x 15'9" (3.32 x 4.81)

Upvc double glazed windows to the rear and side, double storage cupboard and single storage cupboard. Ceiling spotlights and coving.

Bedroom 2

8'11" x 9'1" (2.73 x 2.79)

Upvc double glazed window to the rear, radiator and coving.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower over, shower screen, low level wc, wash hand basin within vanity unit, fully tiled walls and floor, heated towel rail, ceiling spotlights and extractor.

Externally

There is a communal garden area and allocated parking space to the front.

Council Tax

Band C

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.

Reposit - Rent without a deposit

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

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 5 weeks' rent. 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 Reposit 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.

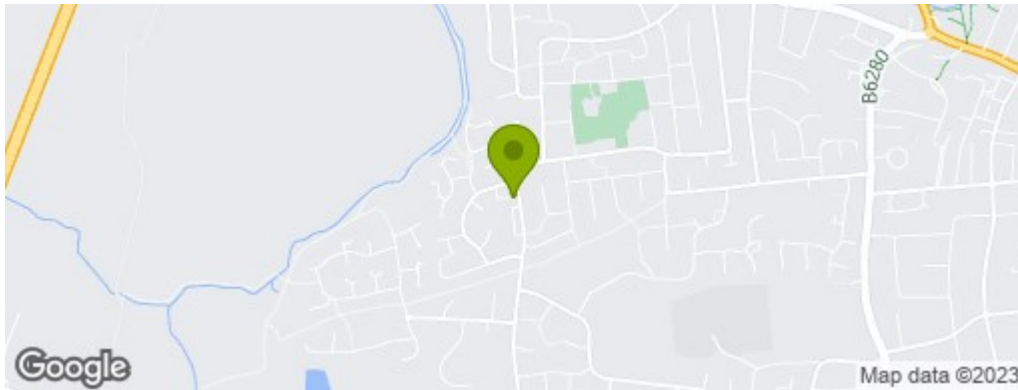
Deposit (Bond)

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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