



Uplands Road

Darlington DL3 7SL

£825 Per Calendar Month





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Uplands Road

Darlington DL3 7SL



- 2 Bedroom Apartment
- West End
- Allocated Parking

- Modern
- Contemporary Kitchen & Bathroom
- Second Floor

- Fully Furnished
- 2 Minute Walk to Town Centre
- Council Tax Band C

A stunning two bedroom, second floor apartment, fully furnished. Situated in the highly sought after West End of Darlington. This purpose built Apartment has recently been refurbished to an excellent specification. The entrance to the apartment block is via a key or remote intercom from within each apartment. Entrance to the actual apartment is with either a credit card type fob or numerical pass code.

The living, dining and kitchen area have a nice spacious open plan design, with modern dining table and chairs and a smart TV. The grey leather suite has an electric reclining back, head and foot rest on the chair, and electric back and head rest on the chaise lounge. The kitchen is a high spec grey gloss with fully equipped integrated appliances (washer/dryer, tall fridge/freezer and a fan assisted oven) all complimented by quartz work surfaces. Main bedroom consists of a king size bed a fitted triple wardrobe, a piece of contemporary wall art which at the press of the remote becomes a smart TV. Also in the main bedroom is a small work station with extra sockets, should you need to work from home. Second bedroom has a double bed and double fitted mirrored wardrobe. Both bedrooms overlook a beautiful tree lined road with Victorian houses.

The luxury bathroom is fully tiled with concealed toilet cistern, free standing sink unit, overhead rain shower and/or rise/fall shower head, the bath and both showers are all operated by one control on the wall outside the shower area. All that is needed to move into this apartment immediately are the clothes on your back, Absolutely everything else is catered for. (Everything you see in the photos is included). The grounds of the apartment blocks have a grassed area, tress, shrubs a table and seated area. There is designated parking for one car and street parking outside the gates for additional cars. Entrance to the apartment courtyard are through an electric gate operated by remote control.

Entrance Hallway

The entrance to the apartment block is via a key or remote intercom from within each apartment. Entrance to the actual apartment is with either a credit card type fob or numerical pass code.

Living Room

15'4" x 9'10" (4.68m x 3.00m)

The living, dining and kitchen area have a nice spacious open plan design, with modern dining table and chairs and a smart TV. The grey leather suite has an electric reclining back, head and foot rest on the chair, and electric back and head rest on the chaise lounge.

Kitchen

7'10" x 10'2" (2.40m x 3.10m)

The kitchen is a high spec grey gloss with fully equipped integrated appliances (washer/dryer, tall fridge/freezer and a fan assisted oven) all complimented by quartz work surfaces.

Bedroom One

10'4" x 12'9" (3.16m x 3.89m)

Main bedroom consists of a king size bed a fitted triple wardrobe, a piece of contemporary wall art which at the press of the remote becomes a smart tv. Also in the main bedroom is a small work station with extra sockets, should you need to work from home.

Bedroom Two

9'2" x 9'0" (2.81m x 2.75m)

Second bedroom has a double bed and double fitted mirrored wardrobe. Both bedrooms overlook a beautiful tree lined road with Victorian houses.

Bathroom

The luxury bathroom is fully tiled with concealed toilet cistern, free standing sink unit, overhead rain shower and/or rise/fall shower head, the bath and both showers are all operated by one control on the wall outside the shower area.

Externally

The grounds of the apartment blocks have a grassed area, tress, shrubs a table and seated area. There is designated parking for one car and street parking outside the gates for additional cars. Entrance to the apartment courtyard are through an electric gate operated by remote control.

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.

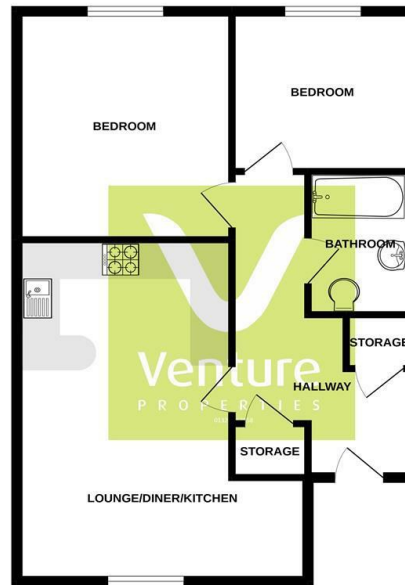
Deposit (Bond)

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.

GROUND FLOOR



Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, approvals and discharges shown here are not intended and no guarantee as to their operability or efficiency can be given.
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Property Information

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