



Hartington Way

Darlington DL3 0RZ

£595 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.

Hartington Way

Darlington DL3 0RZ



- 2 Bedrooms
- Modern Kitchen
- Allocated Parking

- First Floor
- EPC Rating B
- Oakfield Lodge

- Upvc Double Glazing
- En-suite Shower Room

APARTMENT ON SOUGHT AFTER ESTATE WITH EN-SUITE BATHROOM.

Modern, well presented two bedroom, first floor apartment available with allocated parking, situated on the Oakfield Lodge development in Darlington. The property benefits from an en-suite to master bedroom, family bathroom, open plan kitchen/lounge and two bedrooms.

In brief the property comprises : Communal Entrance, Porch, Kitchen/lounge, Two Bedrooms, En-suite to Master, Bathroom, Allocated Parking.

COMMUNAL ENTRANCE HALLWAY

ENTRANCE HALL

LOUNGE/KITCHEN

22'9" x 10'9" (6.93 x 3.28)

BEDROOM 1

12'8" x 9'5" (3.86 x 2.87)

EN SUITE

BEDROOM 2

10'3" x 6'8" (3.12 x 2.03)

BATHROOM/WC

7'0" x 6'2" (2.13 x 1.88)

COUNCIL TAX

Band B

EXTERNALLY

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)

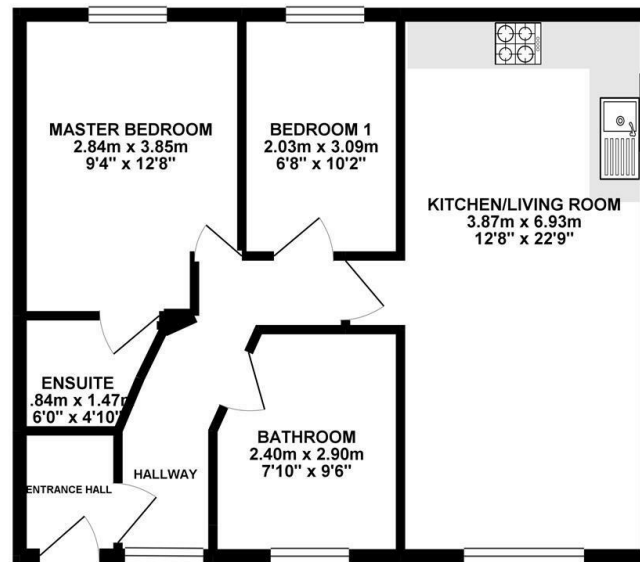
The deposit (bond) amount is equivalent to 5 weeks' rent.

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.

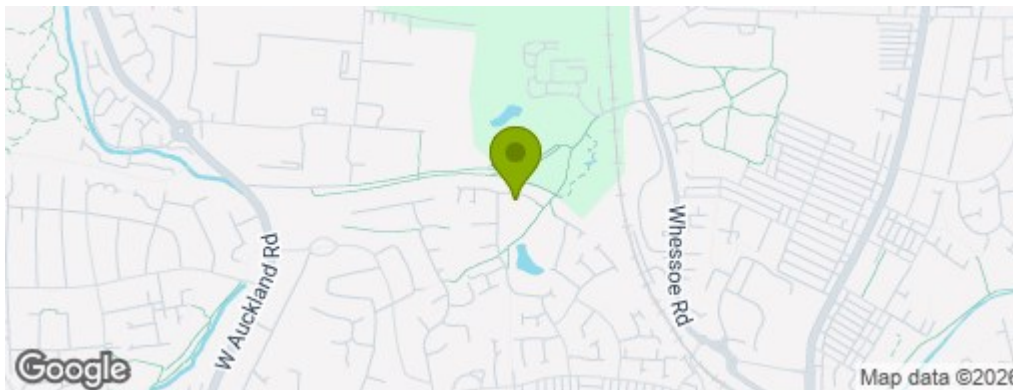
www.venturepropertiesuk.com

GROUND FLOOR 55.56 sq. m.
(598.05 sq. ft.)



TOTAL FLOOR AREA: 55.56 sq. m. (598.05 sq. ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Property Information

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