



College Court

Darlington DL3 7EB

Offers Over £125,000

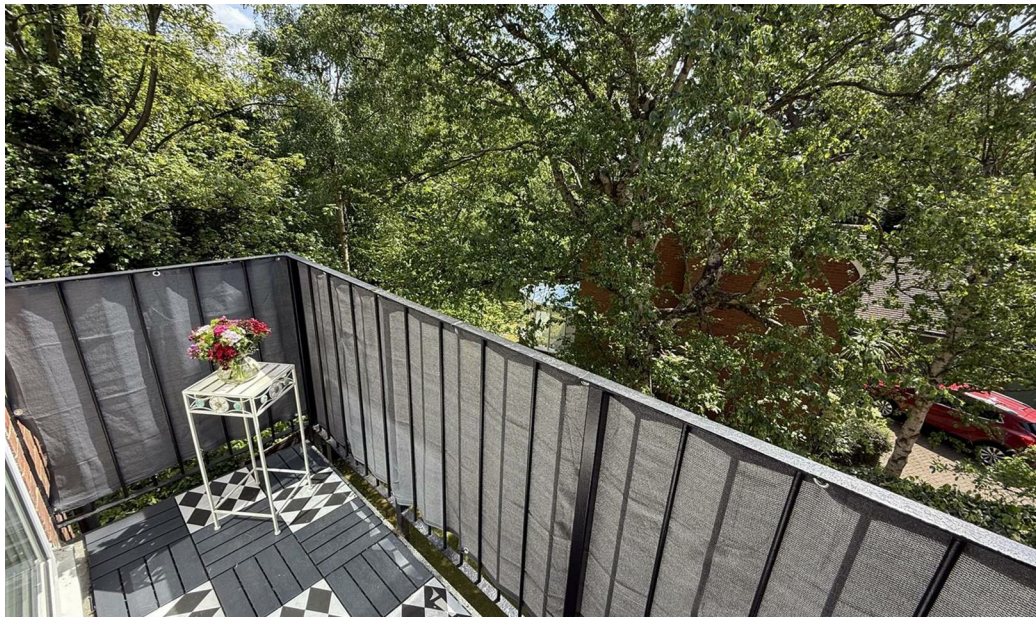




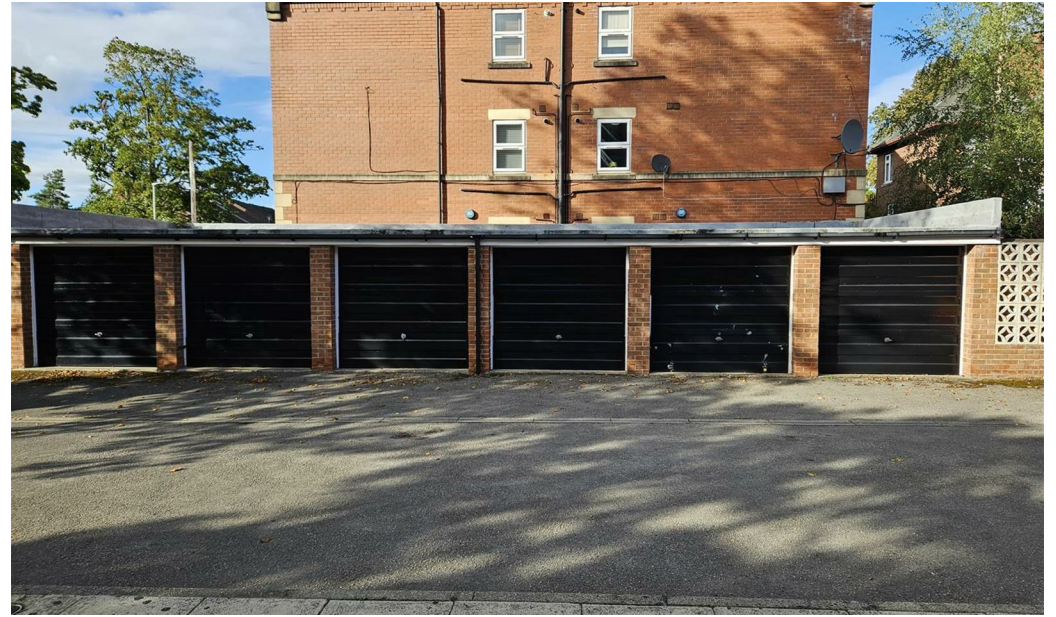
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- Two Bedroom Second Floor Apartment
- Situated Within Landscaped Grounds
- Council Tax Band C

- Offered To The Market With No Onward Chain
- Residents Parking Bay & Single Garage
- Must Be Seen

- Modern Interior
- EPC Grade C
- Close To Town Centre & Train Station

In the heart of the West End of Darlington, this deceptively spacious second-floor apartment on College Court presents an excellent opportunity for both first-time buyers and investors alike. Boasting two well-proportioned bedrooms, this property offers a comfortable living space that is perfect for modern living.

The apartment features a welcoming reception room with patio doors leading out to a balcony, ideal for relaxation or entertaining guests. The well-appointed bathroom ensures convenience, while the overall layout maximises the use of space, making it feel even larger than it is.

One of the standout features of this property is its prime location. Just a short ten-minute stroll will take you to the bustling town centre and the main train station, making it perfect for commuters and those who enjoy the vibrancy of urban life.

Offered to the market with no chain, this apartment is ready for you to move in without delay. Additionally, it comes with residents parking and a single garage, providing ample space for your vehicle and extra storage. The beautifully landscaped communal gardens surrounding the property add a touch of tranquillity, making it a delightful retreat from the hustle and bustle of daily life.

We strongly advise viewing this charming apartment to fully appreciate its many attributes and the lifestyle it offers. Don't miss out on the chance to make this lovely home your own.

Communal Entrance

With intercom security access to hallway and staircase to the second floor.

Entrance Hallway

With front door to the apartment with spacious storage cupboard and access to boarded loft.

Living Room/Dining Room

21'6" x 11'1" (6.57 x 3.38)

Situated to the rear of the property, a deceptively spacious room with double glazed patio doors, leading to a balcony that overlooks pleasing landscaped communal gardens. Window to side elevation and gas central heating radiator.

Kitchen

9'10" x 8'2" (3.0 x 2.5)

Situated to the front of the property with a quality range of wall, base and drawer units with contrasting worksurfaces. Stainless steel sink unit, integrated electric oven and hob with overhead extractor unit and integrated fridge with separate freezer.

Bedroom One

9'10" x 9'10" (3. x 3.0)

Situated to the rear of the property, an excellent double size bedroom with double glazed window, gas central heating radiator and spacious wardrobes with hanging and storage space.

Bedroom Two

9'3" x 6'6" (2.84 x 2.0)

Situated to the front of the property with gas heating radiator and double glazed window.

Bathroom/W.C

With a modern white suite comprising panelled bath with overhead shower, pedestal wash handbasin, low-level WC, part tiled walls, double glazed window and gas central heating radiator.

Externally

The apartment stands in a quiet complex with well appointed landscaped communal grounds, allocated parking bay and single garage.

Tenure

Leasehold

Property Details

Local Authority: Darlington

Council Tax Band: C

Conservation Area: West End

Flood Risk: Very low

Floor Area: 0 ft 2 / 0 m 2

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

71 Mbps

Satellite / Fibre TV Availability to install

BT

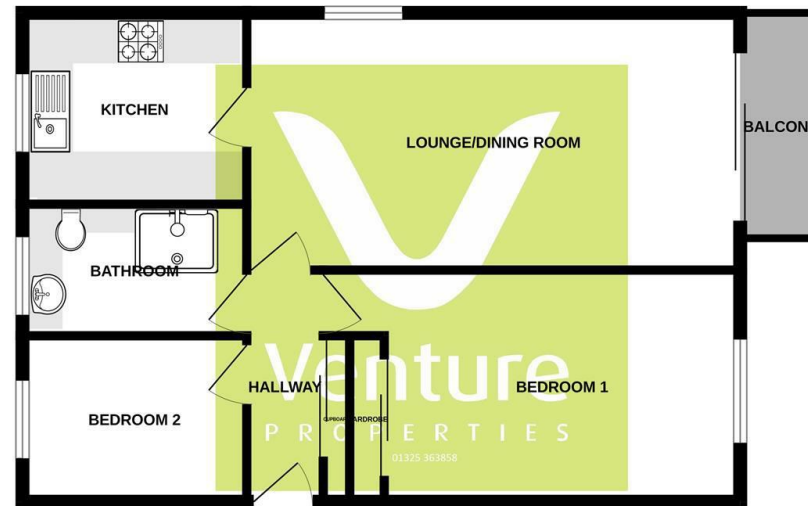
Sky

Virgin

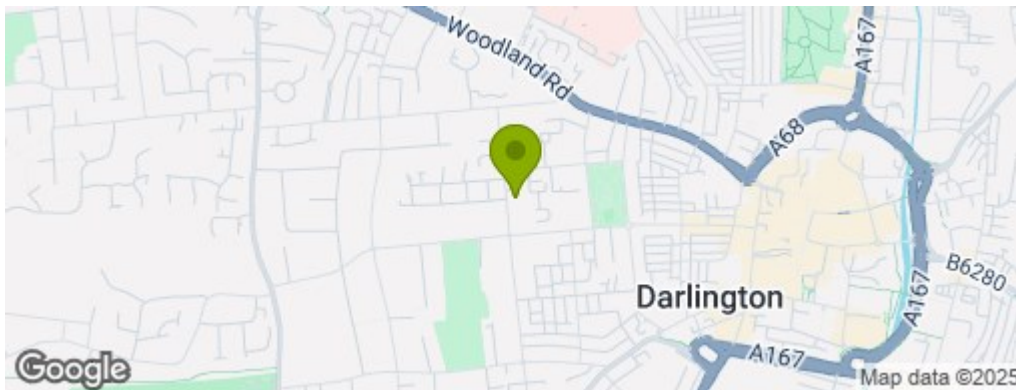
Note

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2ND 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 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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