



## Clarendon House

Darlington DL3 7SL

Offers In The Region Of £105,000





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# Clarendon House

Darlington DL3 7SL



- Two Bedroom Ground Floor Apartment
- Council Tax Band C
- Allocated Parking Bay

- West End Location
- EPC Rating C
- No Chain

- Close To Local Amenities
- Communal Grounds

Welcome to Clarendon House this recently renovated two bedroom ground floor apartment is situated off Stanhope Road in the heart of the West End/Town Centre of Darlington. It's prime location means you are just a stone's throw away from the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. Darlington Memorial Hospital is within walking distance along with Schools and Colleges nearby.

As you enter the apartment, you will find a welcoming reception room that provides a bright and airy space for relaxation and socialising. The two well-proportioned bedrooms offer ample room for rest and personalisation, making it an ideal home for those looking to downsize without compromising on space. The apartment also features a well-appointed bathroom, ensuring all your needs are met.

Parking is available for one vehicle, adding to the convenience of this lovely apartment.

This apartment offers a wonderful opportunity to embrace a modern lifestyle in a vibrant community. Whether you are a first-time buyer or seeking a low-maintenance home, this property is sure to meet your needs. Do not miss the chance to make this delightful apartment your new home.

## Communal Hallway

With entrance into apartment.

## Apartment Hallway

With composite door, radiator, airing cupboard and storage cupboard.

## Lounge/Diner

15'2 x 15'5 (4.62m x 4.70m)

Upvc double glazed bay window to the front, electric fire, coving to ceiling and radiator. Handset for intercom system.

## Kitchen

10'6 x 6'6 (3.20m x 1.98m)

Fitted with a range of wall, base and drawer units, contrasting work surfaces, part tiled walls, one and a half bowl stainless steel sink unit, Hotpoint oven and extractor, integrated fridge/freezer, washer/dryer, vinyl flooring.

## Bedroom One

12'8 x 10'5 (3.86m x 3.18m)

Upvc double glazed window to the rear, radiator.

## Bedroom Two

9'2 x 9'1 (2.79m x 2.77m)

Upvc double glazed window to the rear and radiator.

## Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level wc, wash hand basin, vinyl flooring and part tiled walls.

## Externally

There is one parking bay and communal seating areas. The car park is accessed via remote control gates and there are also pedestrian gates.

## Tenure

This property is Leasehold

## Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

West End

Flood Risk

No Risk

Floor Area

678 ft 2 / 63 m 2

Plot size

0.02 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

## Note

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