

Marlborough Drive

Darlington DL1 5YD

Offers Over £85,000

Venture
PROPERTIES









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.





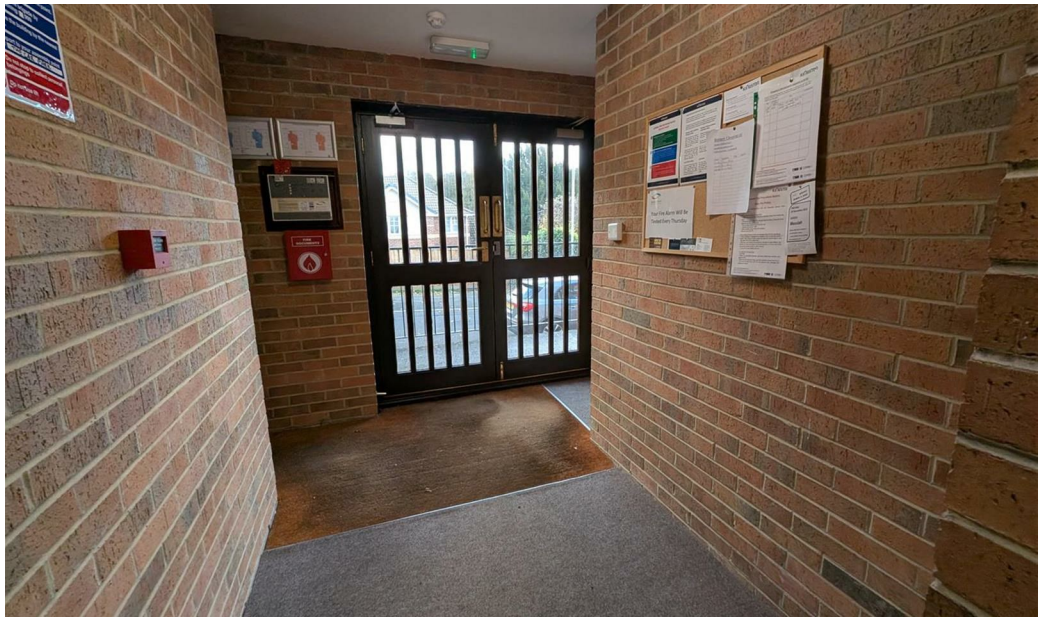




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- Two Bedroom Apartment
- Not Far from the Town Centre
- EPC tbc
- Desirable South Park Location
- Within Walking Distance to Park and River
- Sold With Sitting Tenant
- Allocated Off Street Parking
- Council Tax Band C
- Ideal Investment Opportunity

Welcome to Dorchester Court, Marlborough Drive, Darlington, this practical two-bedroom second-floor apartment presents an excellent investment opportunity as it is being sold with a sitting tenant, making it an ideal choice for those looking to expand their property portfolio without the hassle of finding new tenants.

The property boasts spacious rooms that provide ample space for relaxation and entertaining. The well-appointed bathroom ensures convenience for residents and guests alike. Externally, off-street parking is available, a valuable feature in this bustling neighbourhood.

The location is particularly appealing as it is situated in the vibrant Eastbourne area, which is known for its close proximity to a variety of amenities.

Communal Entrance
Security door to front and access to stairs and lift to all floors.

Entrance Hall
Door to front

Lounge
Window to front, decorative coving to ceiling, and radiator.

Kitchen
Window, fitted wall, base and drawer units, composite sink with mixer tap, integrated gas hob with extractor over, eye level double oven and microwave. Space for a washing machine. Radiator.

Bedroom One
Window, fitted wardrobes including overhead storage, radiator.

Bedroom Two
Window, coving to ceiling, fitted storage cupboards/wardrobes and radiator.

Bathroom
Panelled bath with shower over and screen, wash hand basin and w.c. Tiled walls.

Externally
To the front there is an allocated parking space. Three is also visitors parking available.

Tenure
Leasehold

Property Details
Local Authority: Darlington
Council Tax Band: C
Annual Price: £2,217
Conservation Area West End
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.21 acres (2 Plots)
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
15 Mbps

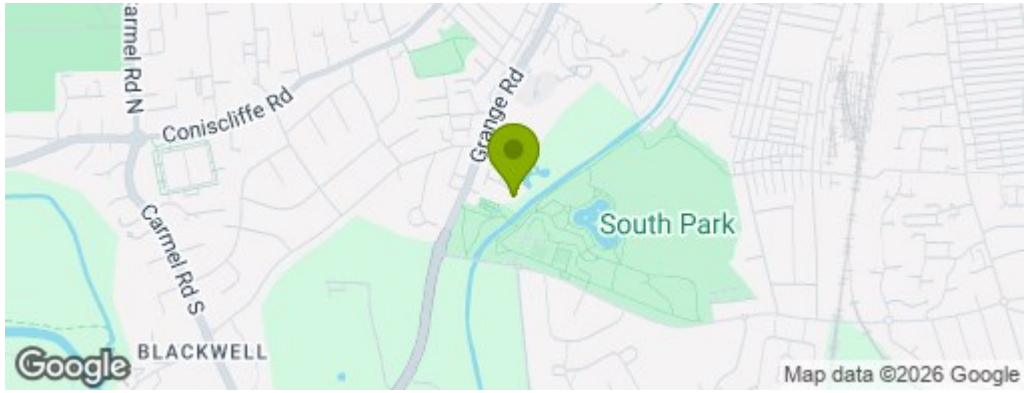
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR





Property Information

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