

Knoll Avenue, DL3 8PT 1 Bed - Flat £475 Per Calendar Month

ROBINSONS SALES • LETTINGS • AUCTIONS • SURVEYS



A rare opportunity to rent a one bedroom ground floor apartment located in the prestigious West End of Darlington. Knoll Avenue is a small development located on one of the most sought after roads in Darlington which is tree lined Linden Avenue and is within walking distance of the town centre, Linden Avenue is located off Coniscliffe Road on a bus route to the town centre and the surrounding areas.

The property benefits from uPVC double glazing, new efficient electric heaters (2021) and beautifully maintained well stocked communal gardens and this particular apartment has an attractive wooded and private aspect to the rear.

The accommodation comprises of a large entrance hall with walk-in storage cupboard giving access to a large lounge with feature fireplace with UPVC door to the rear elevation giving access to a paved patio area. Directly off the living room is a fitted kitchen with modern wall and base units including electric ceramic hob and electric oven with extractor hood, fold-away breakfast bar and tiled splash back. To the front of the property is a double bedroom with built in wardrobe and built in storage cupboard. The bathroom includes a double shower with glass screen, vanity style wash hand basin and low level w.c. There is a gravelled front courtyard which provides an ideal seating area and maintained rear communal gardens.

Please note: no smokers, no pets

Bond: £475

ENTRANCE HALLWAY

LOUNGE

17'5 x 11'3 (5.31m x 3.43m)

KITCHEN

7'6 x 8'3 (2.29m x 2.51m)

BEDROOM

9'7 x 11'2 (2.92m x 3.40m)

BATHROOM W/C









OUR SERVICES

Mortgage Advice

Conveyancing

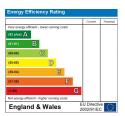
Surveys and EPCs

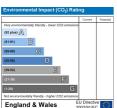
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager





DURHAM SALES & LETTINGS OFFICE **DURHAM CITY**

1 Old Elvet DH1 3HI

T: 0191 386 2777 (Sales) T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street **DH3 3BH** T: 0191 387 3000

E: info@robinsonscls.co.uk

SPENNYMOOR

11 Cheapside DH16 6QE T: 01388 420444

E: info@robinsonsspennymoor.co.uk

DARLINGTON

7 Duke Street DL3 7RX T: 01325 484440

E: info@robinsonsdarlington.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

21 Bishop Street TS18 1SY

STOCKTON

T: 01642 607555

E: info@robinsonsstockton.co.uk

MIDDLESBROUGH

26 Stokesley Road **TS7 8DX**

T: 01642 313666 E: info@robinsonsmiddlesborough.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace **DH6 4HP**

T: 0191 383 9994 (option 2) T: 0191 383 9994 (option1) (Lettings) E: admin@robinsonslettings.co.uk

CROOK

Royal Corner DL15 9UA T: 01388 763477

E: info@robinsonscrook.co.uk

SEDGEFIELD

3 High Street **TS21 2AU** T: 01740 621777

E: info@robinsonssedgefield.co.uk

HARTLEPOOL

106 York Road **TS26 9DE** T: 01429 891100

E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge **TS17 ORH** T: 01642 762944

E: info@robinsonsbarwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





SALES • LETTINGS • AUCTIONS