



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

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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



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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(93-99%) A		
	(89-92%) B		
	(85-88%) C		
	(81-84%) D		
	(77-80%) E		
	(73-76%) F		
	(69-72%) G		
Not energy efficient - higher running costs	(65-68%)		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-94%) A		
	(81-91%) B		
	(69-80%) C		
	(55-64%) D		
	(39-54%) E		
	(21-38%) F		
	(11-20%) G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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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 efficient 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.

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