



Victoria Road

Darlington DL1 5JJ

£395 Per Calendar Month





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Victoria Road

Darlington DL1 5JJ



- Studio Flat
- Gas Central Heating
- Fully Furnished

- Close to Darlington Railway Station
- Parking
- Modern Interior

- Walking Distance to Town Centre
- Bills Included Except Council Tax
- Council Tax Band A

ALL BILLS INCLUDED, EXCEPT COUNCIL TAX. NO DEPOSIT OPTION AVAILABLE.

A studio flat ideally located a stone's throw from Darlington Railway Station and 5 minutes walk to the town centre. Parking is also available to the rear of the property.

Council Tax Band A.

Entrance Vestibule

Laminate flooring, leading to.

Lounge/Bedroom/Kitchen

18'0" x 15'11" (5.505 x 4.866)

Laminate flooring, double glazed window, double radiator, kitchen suite comprising floor, wall and drawer units with contrasting work surface, stainless steel sink with mixer tap, electric oven and gas hob with extractor, part tiled walls, washing machine and fridge freezer.

Lounge/Bedroom/Kitchen

Additional photo.

Kitchen Area

Photo.

Shower Room

Tiled flooring, panelled walls, bathroom suite comprising low level w/c, wash hand basin with vanity unit and shower cubicle.

Externally

To the rear of the property is a car park, used on a first come, first served basis. There are no allocated spaces for individual flats.

Council Tax

Band A.

Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

Reposit - Rent Without a Deposit

This property is available to tenants using an

alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 5 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Deposit (Bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

www.venturepropertiesuk.com

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and are not intended to be used for any other purpose or as a 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 quantity or efficiency can be given.
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