



Glaisdale Court

Darlington DL3 7AE

£625 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.



**BRITISH
PROPERTY
AWARDS**
2020 - 2021

GOLD WINNER

LETTING AGENT
IN DARLINGTON

www.venturepropertiesuk.com

Glaisdale Court

Darlington DL3 7AE



- 2 Bedrooms
- Allocated Parking Bay
- Sought After Area

- First Floor Apartment
- Double Glazing
- Walking Distance to Town Centre

- West End
- Council Tax Band C
- Unfurnished

An immaculately presented two bedroom stylish first floor apartment situated within this highly sought after purpose built residential development in the West End of Darlington. The property has open plan lounge/kitchen with stylish fitted kitchen, two double bedrooms and a modern fitted bathroom. Externally there is an allocated parking bay. Viewing is highly recommended.

Council Tax: Band C

Communal Entrance

Communal hallway, post box, lift to all floor and stairs to all floors.

Entrance Hallway

Intercom system, electric heater, storage cupboard, leading to.

Bathroom

Tiled floor, modern bathroom suite comprising of low level w/c, wash hand basin, panelled bath with overhead shower and shower screen, part tiled walls and electric heater.

Bedroom One

14'1" x 8'8" (4.318 x 2.653)

Double bedroom with double glazed window and electric heater.

Bedroom Two

14'2" x 8'8" (4.327 x 2.653)

Double bedroom with, double glazed window and electric heater.

Lounge/Kitchen

20'7" x 12'5" (6.295 x 3.786)

Open plan, double glazed window, double glazed UPVC door and electric heater. Kitchen Area: Laminate flooring, modern kitchen comprising of floor, wall and drawer units, breakfast island with contrasting work surfaces, stainless steel sink, electric oven, electric hob and extractor unit, washing machine, fridge freezer and double glazed window.

Externally

Allocated parking bay to the front of the building.

Council Tax

Band C.

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.

Deposit (Bond)

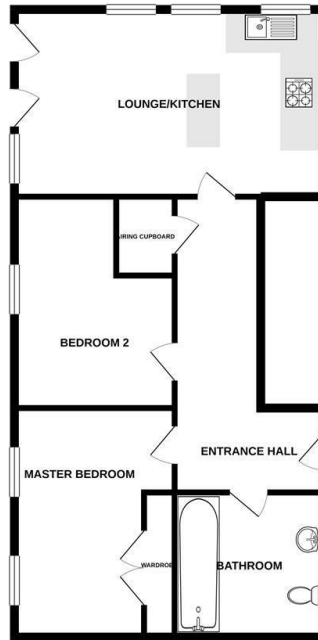
The deposit (bond) amount is equivalent to 5 weeks' rent.

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.

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-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 operability or efficiency can be given.
Made with Lettingo 1/2020



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