



Coniscliffe Road

Darlington DL3 7RN

£475 Per Calendar Month





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Coniscliffe Road

Darlington DL3 7RN



- 2 Bedrooms
- Allocated Parking Bay
- EPC Grade C

- Top Floor Apartment
- Brand New Kitchen
- Viewing Highly Recommended

- Desirable West End Area
- Council Tax Band A
- 2 Minute Walk to Town Centre

WEST END APARTMENT. BRAND NEW KITCHEN. NEW CARPETS. 2 MINUTE WALK INTO TOWN CENTRE. PARKING SPACE.

A well-presented, two bedroom apartment, situated in the popular West End of Darlington. The property is within walking distance to the Darlington Town Centre, as well as other local amenities. The property has undergone a number of improvements, as well as a brand new kitchen fitted. Early viewing is highly recommended.

Council Tax Band A.

Entrance Hall

9'3" x 6'5" (2.84 x 1.98)

With built in storage cupboard, wood effect laminate flooring, coving to ceiling, doors leading into lounge/dining room.

Living Room/Dining Room

5.38 x 3.96

Situated to the front with tv and telephone connections points, gas central heating radiator, laminate flooring, coving to ceiling, built in storage cupboard, plumbing for an automatic washing machine.

Kitchen

9'3" x 6'5" (2.84 x 1.98)

Vinyl flooring, newly fitted kitchen comprising floor,

wall and drawer units, contrasting work surfaces, stainless steel sink, up stands, double glazed window, electric oven and induction hob and single radiator.

Bedroom 1

4.22m x 2.74m

Situated to the rear. With central heating radiator, built in wardrobes.

Bedroom 2

3.15m x 1.88m

Situated to the rear with central heating radiator.

Bathroom

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level wc, part tiled walls, wall mounted electric shower, extractor fan, heated towel rail.

Externally

The property has communal grounds with allocated parking to the rear.

Council Tax

Band A.

Holding Deposit and 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.

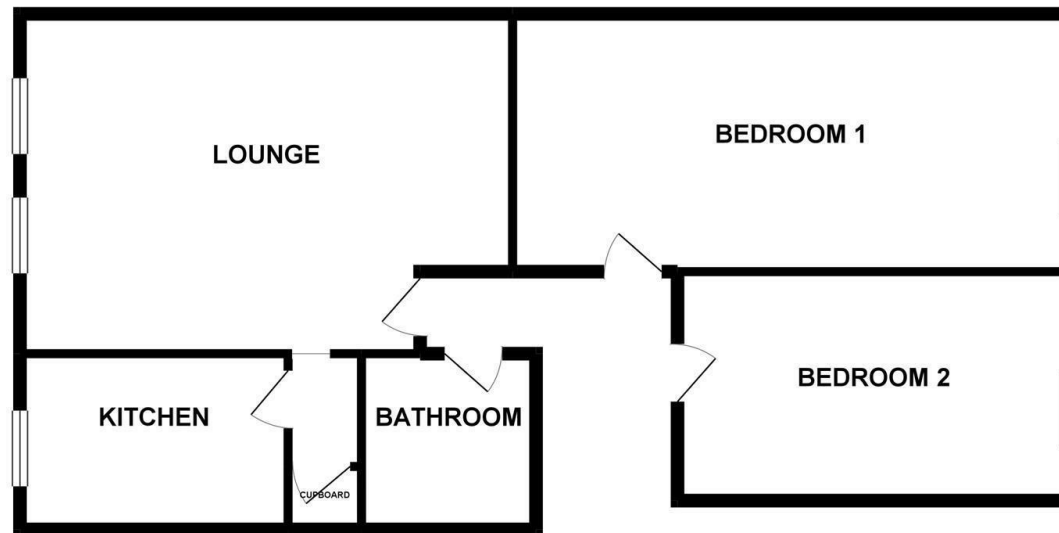
All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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