



Venture
PROPERTIES

81 Appleby Close, Darlington, DL1 4AJ
£525 Per Calendar Month

FULLY FURNISHED two bedroom third floor apartment situated in the Eastbourne area of Darlington off Neasham Road close to the retail park, railway station and easy reach of the town centre. The property benefits from gas central heating, upvc double glazing, modern fitted kitchen and bathroom.

Sorry, no pets or smokers.

COMMUNAL ENTRANCE HALLWAY

With letter boxes and staircase to all floors.

APARTMENT ENTRANCE HALLWAY

Coving to ceiling, radiator and built in storage cupboard.

LOUNGE AREA

11'5" x 15'11"



With coving to ceiling, two radiators, upvc double glazed window and Juliet style balcony to front elevation.

KITCHEN AREA

10'0" x 8'6"



Fitted with a range of modern white gloss wall, base and drawer units with contrasting laminate work surfaces and splashbacks, integrated washing machine, dishwasher, free standing fridge/freezer, microwave, integrated four ring hob, oven and extractor, stainless steel sink unit with mixer taps, wall mounted boiler, upvc double glazed window to the front elevation, ceiling spotlights, vinyl flooring, space for table and chairs.

BEDROOM 1

11'11" x 8'8"



Situated to the rear. With double glazed window, radiator and coving. Double bed, desk and bed side cabinets.

DRESSING ROOM/STUDY ROOM

Located from the bedroom with coving to ceiling, radiator, upvc double glazed window to rear elevation, free standing triple wardrobes and dressing table.

BEDROOM 2

8'8" x 11'11"



With upvc double glazed window to rear elevation, radiator, coving and double bed.

BATHROOM/WC



Fitted with a white suite comprising, panelled bath with shower over, low level wc, wash hand basin, part tiled walls, extractor and radiator.

EXTERNALLY

There are communal garden areas to the rear and allocated parking to the front.

FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Council Tax Band B

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.

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.

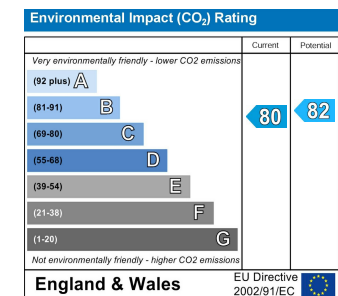
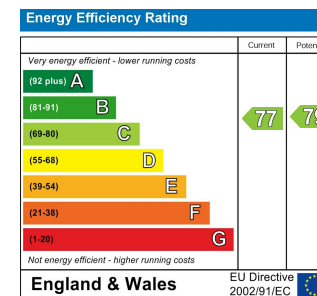


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