



GSC GRAYS

PROPERTY • ESTATES • LAND



## 2 Croft Villas

Darlington, County Durham, DL3 8EW

£475 Per Calendar Month



UNDER REFERENCE

2 Croft Villas is a Grade II Listed two bedroom, first floor apartment, located in a popular location of Darlington. The property is available to let immediately.



### Situation & Amenities

This property is located in the prestigious and sought after West End of Darlington. The centre of the town is located within around half a mile of the property and offers a wide variety of amenities including national and local retailers, a large range of bars and restaurants, cinemas, theatres, sports centres and golf courses. For the commuter there is good access to the A1(M) and the A66 over towards Teesside plus a mainline railway station in Darlington. There is easy access to airports (Newcastle, Teesside), the coast and the countryside including North Yorkshire and Durham dales.

### Description

2 Croft Villas is a Grade II Listed two bedroom, first floor apartment, located above a convenience store. The accommodation offers a spacious hall which gives access to the accommodation. The first room reached is the dining room which has a window and an opening into the kitchen. The kitchen includes fitted wall and base units, contrasting work surface, stainless steel sink with mixer tap, free standing washing machine/dryer, central heating boiler and the following integrated appliances: dishwasher, fridge, electric oven, electric hob. The living room is a pleasant size with a feature fireplace and a window. There are two bedrooms, one slightly larger than the other, along with a four piece bathroom including a bath, separate shower cubicle, WC and pedestal wash hand basin. To the exterior, there is a raised terrace area which gives access to the entrance door of the apartment. Steps lower down from here to a yard area.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental figure of £475 per calendar month, payable in advance by standing order. In addition, a deposit of £548 shall also be payable prior to occupation.

### Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking

Smoking is prohibited inside the property.

### Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Local Authority

Darlington Borough Council.

### Council Tax

For Council Tax purposes the property is banded C.

### Services

Mains electricity, drainage, water and gas are connected. Gas fired central heating.

### Particulars

Particulars written and photographs taken November 2020.

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

### Location Map



### Energy Efficiency Graph

