



**\*\* BEAUTIFULLY PRESENTED APARTMENT \*\***

**\*\* PARKING SPACE \*\***

**\*\*\* SECURITY INTERCOM ENTRY SYSTEM \*\***

We anticipate demand to be high for this lovely light and airy two bedroom SECOND FLOOR apartment which, in our opinion, would suit the needs of a variety of tenants from a young professional to those looking for a retirement home.

It is an extremely popular development and this particular block of apartments has the huge advantage of a LIFT, it is also within walking distance of the Sainsburys supermarket and the town centre. Located to the West of Darlington the well regarded South Park is within a 5 minute walk where one can walk and enjoy scenic beauty.

**UNFURNISHED/NO SMOKERS/NO PETS**

**REQUIRED EARNINGS: Tenants £20,400pa; Guarantor, if required £24,480pa**

**(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)**

**Dorchester Court, Marlborough Drive, Darlington, DL1**

**5YD**

**2 Bed - Apartment**

**£675 Per Calendar Month**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Dorchester Court, Marlborough Drive, Darlington, DL1 5YD



There is gas central heating via a Worcester combi boiler and the windows are fully uPVC double glazed. There is a parking space and security intercom entry system.

In brief the accommodation comprises of a light and airy hallway giving a good first impression with two useful storage cupboards. An excellent sized lounge/diner, perfect for entertaining family and friends which would also allow for a small table and chairs, if required. Off the lounge is the fitted kitchen providing a range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, gas hob, electric oven, integrated fridge freezer, washer dryer and wall mounted combi boiler. Two excellent sized bedrooms, the master with fitted wardrobes and a bathroom with three piece white suite comprising panelled bath with overhead shower, wash hand basin and w.c.

## ENTRANCE HALL

## LOUNGE

10'2" x 16'5" (3.11m x 5.02m)

## KITCHEN

8'0" x 7'8" (2.44m x 2.36m)

## BEDROOM

8'11" x 12'7" (max 15'3") (2.74m x 3.85m (max 4.66m))

## BEDROOM

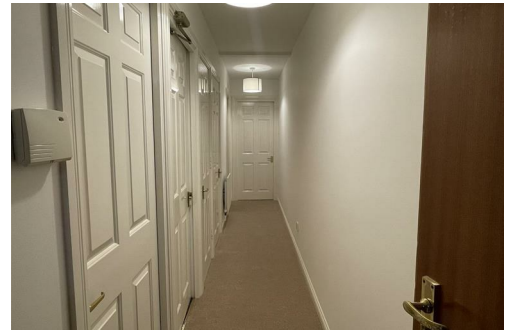
8'1" x 10'4" (2.48m x 3.16m)

## BATHROOM/W.C.

## FRONT EXTERNAL




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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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