

**** LARGE TOP FLOOR APARTMENT ** ** TWO BEDROOMS ** ** OFF STREET PARKING ** ** EDGE OF TOWN CENTRE LOCATION ****

We are pleased to offer to the rental market this large two bedroom top floor apartment. The property benefits from uPVC double glazed windows, gas central heating and is superbly positioned within walking distance of the Town Centre providing a host of shops and amenities virtually on the doorstep. Ideal for staff based at the Memorial Hospital.

The accommodation comprises: Entrance Hall, spacious open plan Lounge/ Dining Room/ Kitchen with feature fireplace, fitted wall and base units including built in oven and hob, two double Bedrooms and Bathroom/ wc with a white suite and wall mounted shower. Externally there is allocated car parking space to the rear.

Please Note: UNFURNISHED/NO SMOKERS/NO PETS - EPC Band C
 REQUIRED EARNINGS: TENANTS: £19,500pa; GUARANTORS, if required: £23,400pa
 BOND: £750pcm
 (Application is subject to a Holding Fee - please refer to our website for further details)

65 Woodland Road, Darlington, DL3 7BQ

2 Bedroom - Flat

£650 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



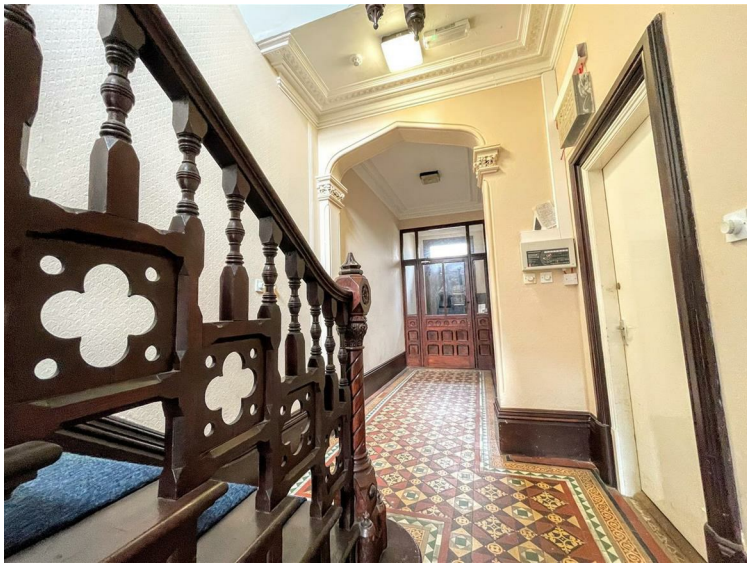
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ENTRANCE HALL



KITCHEN



LOUNGE



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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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