



## **6 LOMBARD COURT MARLBOROUGH DRIVE, DARLINGTON, DL1 5YG**

**Offers In Excess Of £70,000**

Conveniently situated in the West End of town and having ease of access to Darlington's town centre, local shops and major supermarket and the train station. There are also excellent transport links towards Teesside and the A1M. Darlington's historic South Park is also a walk away.



This one bedoomed apartment is available with no onward chain and is situated within a block of only five other apartments and is situated on the top floor. Warmed by gas central heating and fully double glazed. The accommodation comprises of a generous lounge, sizeable kitchen which can accommodate a breakfast table. The double bedroom is of a good size with a range of fitted wardrobes and there is a bathroom/WC with a separate shower cubicle. Externally the property is in communal gardens and has an allocated parking space.

TENURE: Leasehold  
COUNCIL TAX: B

## COMMUNAL ENTRANCE

With intercom access and stairs to each floor.

## RECEPTION HALLWAY

With storage cupboard and leading to the lounge, bedroom and bathroom.

## LOUNGE

14'10" x 13'6" (4.54 x 4.13)

A generous lounge with a window to the front aspect and open plan to the kitchen.

## KITCHEN

**KITCHEN**

Fitted with an ample range of limed oak cabinets with an integrated electric oven and gas hob there is also plumbing for an automatic washing machine. There is a tiled floor and window to the side and the room can accommodate a breakfast table and chairs.

## BEDROOM

12'1" x 10'0" (3.70 x 3.07)

## BATHROOM/WC

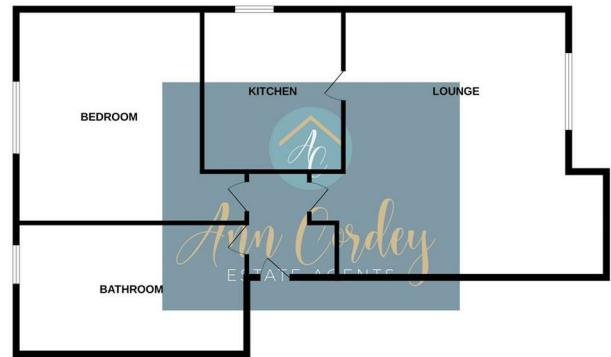
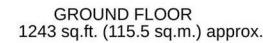
With corner bath and a separate shower cubicle with mains fed shower. There is also a pedestal handbasin and WC.

## EXTERNALLY

**EXTERNALLY**  
The apartment block is at the head of a cul-de-sac and is one of only six within the building. There are communal gardens and an allocated parking space.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



**TOTAL FLOOR AREA : 1243 sq ft. (115 sq.m.) approx.**  
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 errors, omission or mis-statement. The floorplan is intended to give an indication of layout and should not be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Rating	Current	Potential
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-91) B	71	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

