



**** SOUGHT AFTER FIRST FLOOR APARTMENT *** HERITAGE QUARTER LOCATION ****
**** OFSTED GOOD SCHOOL NEARBY *** EASY WALKING ACCESS TO THE TOWN CENTRE AND HOSPITAL ****
**** TWO SPACIOUS BEDROOMS *** LIGHT AND AIRY LIVING SPACE *** WELL APPOINTED SPACIOUS APARTMENT *** EPC RATING C ****

Welcome to 'The Stephenson' at Heritage Court in Darlington's Heritage Quarter

Looking for a comfortable and well-located home? Look no further!

Situated within walking distance of the hospital, town centre, museum, railway station, supermarkets, and retail park, 'The Stephenson' offers the perfect blend of modern living and prime location. Whether you're a professional, retiree, couple, or family, this two-bedroom apartment ensures hassle-free living with a spacious open-plan living area and kitchen, ideal for relaxation and entertainment.

Please note: No smokers, Pets considered.

Bond £721 EPC rating C

Required earnings:- Tenant Income £18,750 Guarantor Income £22,500 (if required)

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

' The Stephenson ' Heritage Court, Darlington, DL3 6SS

2 Bedroom - Apartment

£650 Per Month

EPC Rating: C

Tenure:

Council Tax Band: B

' The Stephenson ' Heritage Court, Darlington, DL3 6SS

Don't miss this fantastic opportunity to make 'The Stephenson' at Heritage Court your new home. Act quickly, as this won't last long!

Generous two double bedroom corner apartment in this very popular development with that new home feel. The home is one of the largest apartments within the development, and offers particularly spacious apartment living.

The home briefly comprises: entrance hall leading through to large open plan lounge and fully fitted kitchen with breakfast bar and integrated appliances including fridge/freezer, hob and oven. The master bedroom is a very good size . The second bedroom is again an excellent double. The family bathroom is fully fitted in white with over bath shower. The home is complete with electric heating and hot water and secure intercom entry.

COMMUNAL HALLWAY

HALLWAY

OPEN PLAN LOUNGE/KITCHEN

21'8" x 18'0" (6.60m x 5.49m)

BEDROOM

10'3" x 9'11" (3.12m x 3.02m)

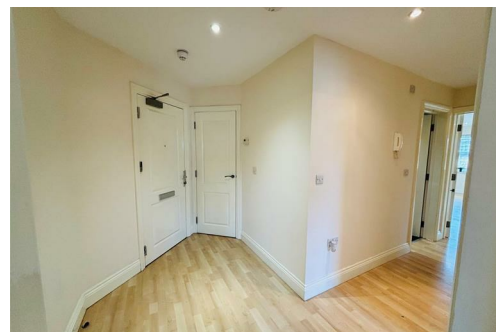
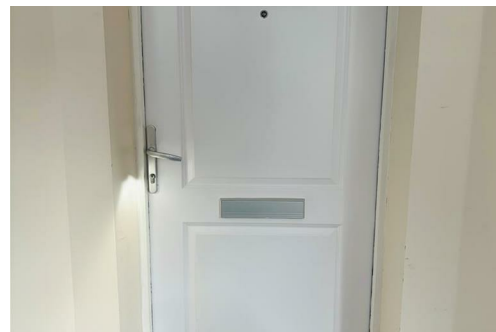
BEDROOM

9'11" x 9'8" (3.02m x 2.95m)

BATHROOM/W.C

FRONT ELEVATION

COMMUNAL GROUNDS



' The Stephenson ' Heritage Court, Darlington, DL3 6SS

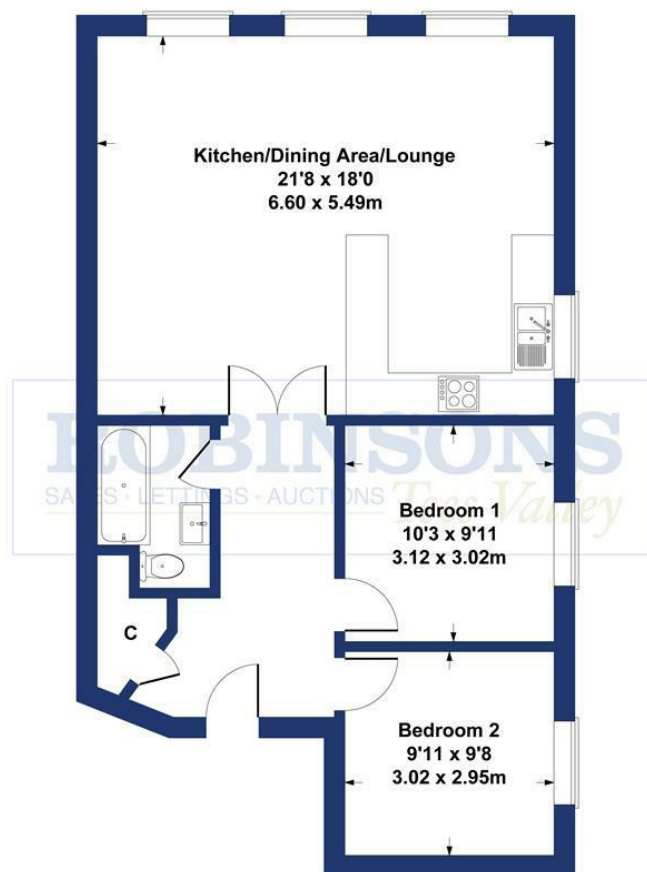


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

Visit. . . robinsonsteesvalley.co.uk

The Stephenson, Heritage Court

Approximate Gross Internal Area
763 sq ft - 71 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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