



** PRIME WEST END LOCATION ** ** MAISONETTE APARTMENT ** ** THREE BEDROOMS **
** PERIOD FEATURES ** ** WALKING DISTANCE TO TOWN CENTRE **

We have pleasure in marketing this spacious three bedroom apartment located in the highly sought after West End of Darlington and within walking distance of the town centre.

The property has recently gone through an extensive programme of redecoration in a neutral colour scheme.

It provides spacious, yet manageable, accommodation and we anticipate a high amount of interest.

REQUIRED EARNINGS - Tenant Income £21,000.00 and Guarantor Income £25,200.00 (if required)
BOND: £807

Please Note: NO SMOKERS and Small pets considered if accepted there will be an additional pet rent of £25.00.
Council tax band A EPC rating D

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

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

10 Vane Terrace, Darlington, DL3 7AT

3 Bed - Maisonette

£700 PCM

EPC Rating: D

Council Tax Band: A

Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

Communal entrance hallway with intercom entry system.



FIRST FLOOR

Property entrance hallway, spacious lounge and kitchen/dining area with range of wall and base units including free standing oven. Separate study room and potential fourth bedroom with a useful storage cupboard and three wardrobes, bathroom with three piece white suite comprising of panelled bath with overhead shower and glass screen, low level W/C. and wash hand basin with fully tiled walls.

SECOND FLOOR

Landing with a wardrobe, three good sized bedrooms and bathroom/W.C with panelled bath and overhead shower.



EXTERNAL

Permit parking to the front and yard to the rear with available off street parking.

ENTRANCE HALL

LOUNGE

13'11" x 14'7" (4.25 x 4.47)

KITCHEN/DINING AREA

10'5" x 14'10" (3.18 x 4.54)

DINING ROOM / OFFICE ROOM

8'7" x 14'8" max (2.62 x 4.48 max)

BATHROOM/W.C.

SECOND FLOOR LANDING

BEDROOM

12'2" x 15'0" (maximum measurement) (3.73 x 4.58 (maximum measurement))



BEDROOM

12'5" x 11'8" (maximum measurement) (3.79 x 3.57 (maximum measurement))

BEDROOM

9'11" x 8'0" (3.03 x 2.45)

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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		61
(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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