



Nursery Lane, DL2 2JS
2 Bed - Apartment
£875 Per Month

Council Tax Band: C
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Nursery Lane, DL2 2JS

*** AVAILABLE IMMEDIATELY ***

On the market this lovely two bedroom purpose built apartment located within the desirable Merrybent area of Darlington. Located close to local amenities and with good transport links.

The property briefly comprises of; entrance hall, with access to the integral single garage, on the first floor you will find a hallway, with a good size storage cupboard, two double bedrooms, (master bedroom with built-in wardrobes and en-suite shower room), three piece family bathroom, and open-plan kitchen / living room.

Externally, the property has allocated driveway to the front with single garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

UNFURNISHED, NO SMOKERS
REQUIRED EARNINGS: Tenants £26,250pa; Guarantor, if required £31,500pa
RENT £875 PCM
BOND £1,009
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Hall
3'9" x 17'8" (1.16m x 5.41m)

GARAGE
8'0" x 21'1" (2.46m x 6.45m)

FIRST FLOOR

Landing
12'0" x 3'8" (3.67m x 1.12m)

Open-Plan Living / Diner
10'9" x 14'0" (3.29m x 4.28m)

Kitchen
9'9" x 6'5" (2.99m x 1.98m)

Bedroom 1
10'9" x 10'0" (3.29m x 3.07m)

En-Suite
5'10" x 6'8" (1.8m x 2.05m)

Bedroom 2
7'3" x 10'1" (2.22m x 3.08m)

Family Bathroom
6'6" x 5'11" (1.99m x 1.82m)





Ground Floor



Floor 1



Approximate total area¹⁾
803 ft²
74.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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

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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk

