



Alverton Drive, DL3 0GA  
2 Bed - Apartment  
£600 PCM

Council Tax Band: B  
EPC Rating: C  
Tenure:

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



Located on the popular High Grange development to the outskirts of Darlington a TWO BEDROOM GROUND FLOOR FLAT. **EXTERNAL**

The development of flats are ideally placed with access to local amenities and the A1(M) motorway. We anticipate that the accommodation would be suitable for a young professional couple or single person.

It includes DOUBLE GLAZING together with GAS CENTRAL HEATING VIA RADIATORS.

Comprises: hall, lounge, kitchen, two bedrooms, bathroom/w.c., parking space.

Please Note: No smokers, no pets. Bond £692  
Required earnings; Tenant Income £18,000.00 Guarantor Income £21,600.00.  
(Application is subject to a £50.00 Holding Fee - please refer to our website for further details)

Please Note: Council Tax Band B  
EPC C

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

#### ENTRANCE HALLWAY

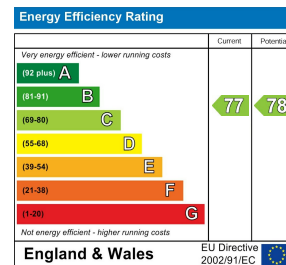
**OPEN PLAN LOUNGE/ DINER 10'0" x 18'0" (3.05m x 5.49m)**

**OPEN PLAN KITCHEN 8'0" x 8'11" (2.44m x 2.74m)**

**BEDROOM 10'11" x 8'11" (3.35m x 2.74m)**

**BEDROOM 8'0" x 8'11" (2.44m x 2.74m)**

**BATHROOM W.C 6'0" x 4'11" (1.83m x 1.52m)**



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.

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