



**\*\* TWO BED APARTMENT \*\*\* FIRST FLOOR \*\* uPVC DOUBLE GLAZING \*\*\* ALLOCATED PARKING \*\***

Two bedroom first floor apartment located in the Eastbourne area on a modern development just off Hundens Lane, within easy reach of local amenities and schooling. Both Darlington town centre and the railway station can be found within close proximity along with convenient transport links to both the A1(M) and A66.

It benefits from uPVC double glazing, electric heating and allocated parking.

A viewing is recommended to appreciate the accommodation which comprises: communal entrance, entrance hallway, large lounge/dining area, kitchen, two bedrooms, bathroom/W.C with shower over bath.

Please note; no smokers and no pets. Bond £605 Council Tax: B EPC grade TBC  
 Tenant Income Tenant Income £15,750.00 Guarantor Income (if required) £18,900.00.

Please note: photographs were taken prior to current tenants moving in.

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**Bourne Court, Darlington, DL1 1GT**

**2 Bedroom - Apartment**

**£525 PCM**

**EPC Rating: C**

**Tenure:**

**Council Tax Band: B**

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

## Bourne Court, Darlington, DL1 1GT

COMMUNAL HALLWAY

ENTRANCE HALLWAY

LOUNGE/DINER

KITCHEN

BEDROOM

BEDROOM

BATHROOM/W.C

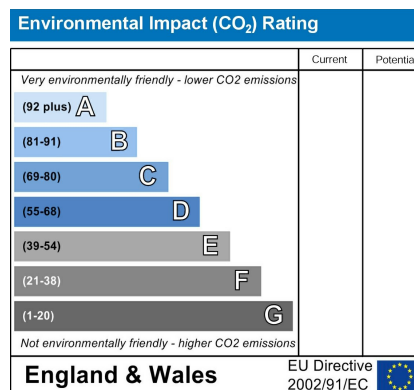
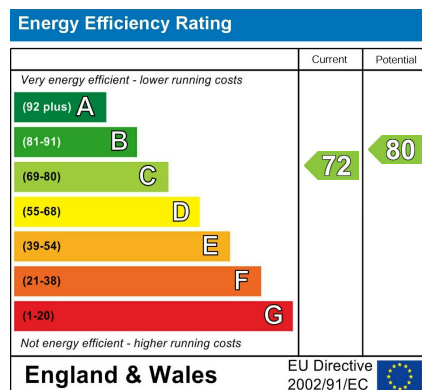
FRONT ELEVATION



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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. 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

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