



**** FIRST FLOOR APARTMENT ****OPEN PLAN LOUNGE/KITCHEN****EN-SUITE**
**** NO ONWARD CHAIN **** ALLOCATED PARKING ** ** GOOD TRANSPORT LINKS ******

Smith and Friends have pleasure in bringing this immaculately presented two bed apartment to the market. Situated in a modern apartment block in the ever popular Houghton Village area of Darlington. The property lies close to local amenities including shops, pub and supermarket. Good transport links to the A66, A1(M) and train station are within easy reach.

In our opinion, the property will suit a variety of purchasers including making an ideal investment opportunity. Early viewing is recommended.

Council tax band - B Leasehold basis. EPC Band C
 Please contact Smith & Friends - Darlington to arrange a viewing

Rymers Court, Darlington, DL1 2GB

2 Bedroom - Flat

Offers Over £75,000

EPC Rating: C

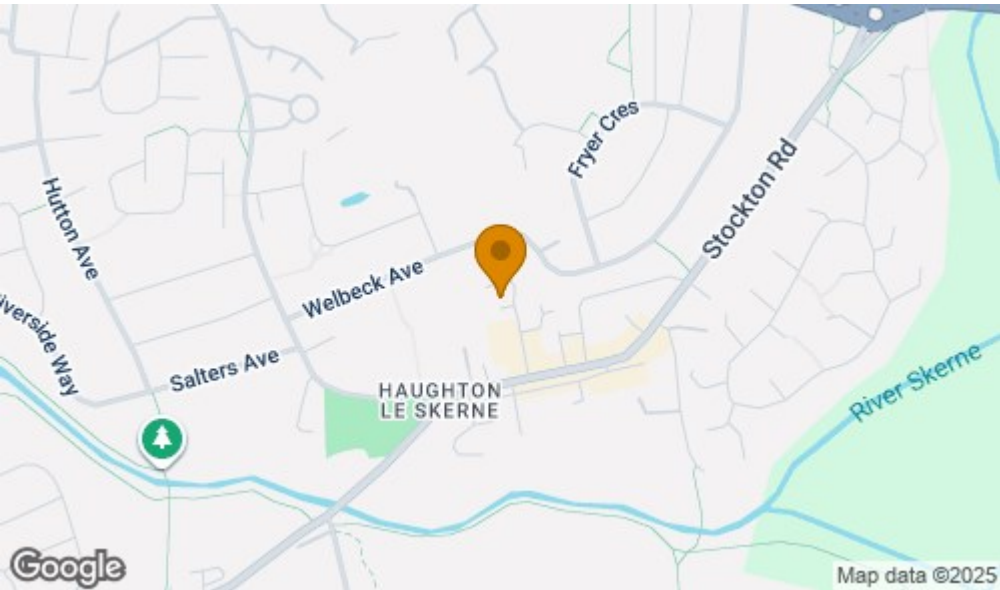
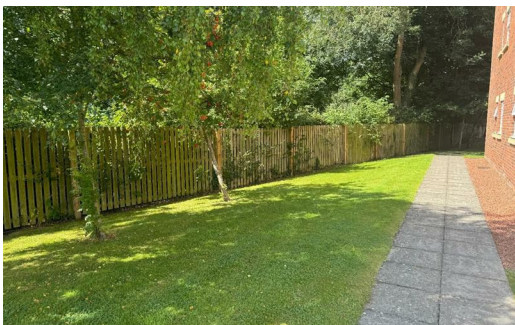
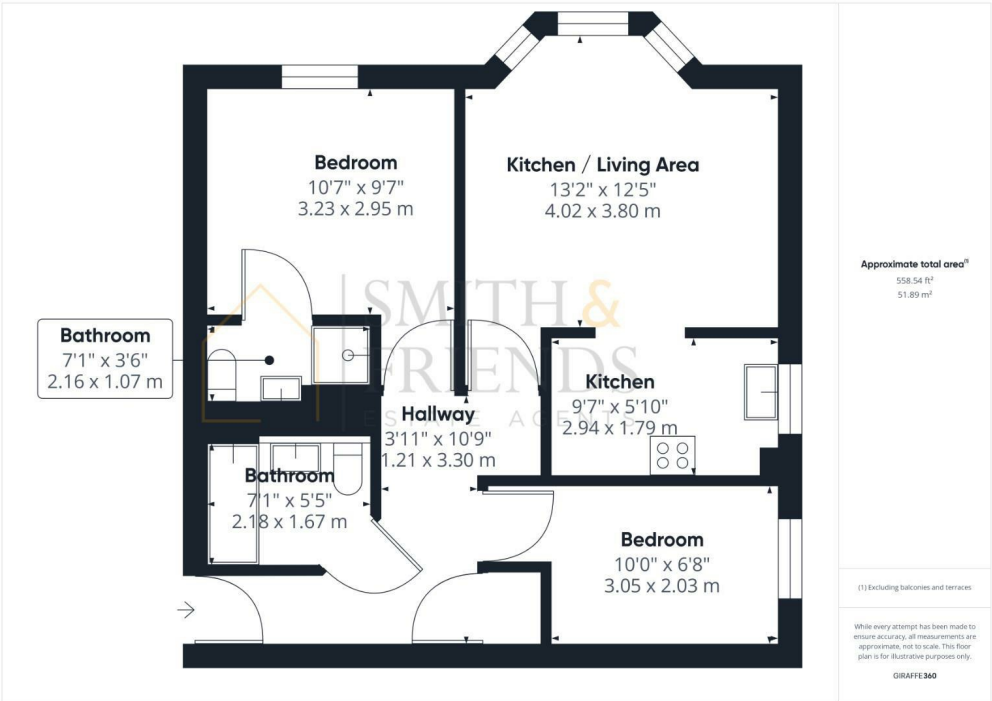
Tenure: Leasehold

Council Tax Band: B



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Rymers Court, Darlington, DL1 2GB



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	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	