



** ATTENTION ALL INVESTORS - SOLD WITH SITTING TENANT **

** CURRENTLY ADVERTISED AT A RENTAL OF £600 pcm **

** GOOD TRANSPORT LINKS ** **ALLOCATED PARKING **

We are pleased to offer this two bedroom second floor apartment located on this quiet development in the Eastbourne area of Darlington. It is located within easy reach of Darlington railway station and the town centre. Local shops and amenities are also within easy reach.

The apartment briefly comprises of entrance hall with intercom entry system, a good sized lounge, spacious kitchen with a good range of wall and base units, stainless steel sink unit, integrated electric oven, gas hob chimney style extractor hood and wall mounted combi boiler. There are two bedrooms and bathroom/w.c.

Externally there is an allocated parking space.

Please Note: Council tax band B. Leasehold basis. EPC Band C

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

Haven Gardens, Darlington, DL1 1PJ

2 Bedroom - Flat

Offers In Excess Of £90,000

EPC Rating: C

Tenure: Leasehold

Council Tax Band: B

Haven Gardens, Darlington, DL1 1PJ

ENTRANCE HALLWAY

LOUNGE

11'9 x 16 (3.58m x 4.88m)

KITCHEN

8'7 x 13'5 (2.62m x 4.09m)

BEDROOM

7'11 x 12'10 (2.41m x 3.91m)

BEDROOM

6'7 x 8'9 (2.01m x 2.67m)

BATHROOM/W.C

FRONT EXTERNAL



Haven Gardens, Darlington, DL1 1PJ



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	78	79	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Robinsons Tees Valley
Darlington Sales, DL3 7RX
01325 484440
darlington@smith-and-friends.co.uk