



**CARVER**  
RESIDENTIAL  
Sales · Lettings · Property Management

Marlborough Drive  
Darlington, DL1 5YQ

**Offers over £100,000**

Apartment  
2 Bedroom/s  
2 Bathroom/s



Welcome to Marlborough Drive, Darlington - a charming location in the west end, within minutes walk to the vibrant town center, which offers shops, bars, and restaurants. This impressive and stylish apartment boasts a modern design with 1 reception room, 2 double bedrooms, master bedroom also benefits from having an en-suite shower room/WC, with an additional main bathroom/WC.

The property is perfect for those looking to move in right away, with an en-suite off the master bedroom for added convenience,. The fitted kitchen/diner features integrated cooking appliances that make meal preparation a breeze. Whether you're a first-time buyer, a young professional, or looking to downsize, this apartment offers a comfortable and convenient living space in a sought-after location.

Externally having the added advantage of an allocated parking bay. Don't miss out on the opportunity to make this apartment your new home - book a viewing today and envision yourself living in this fantastic property on Marlborough Drive.





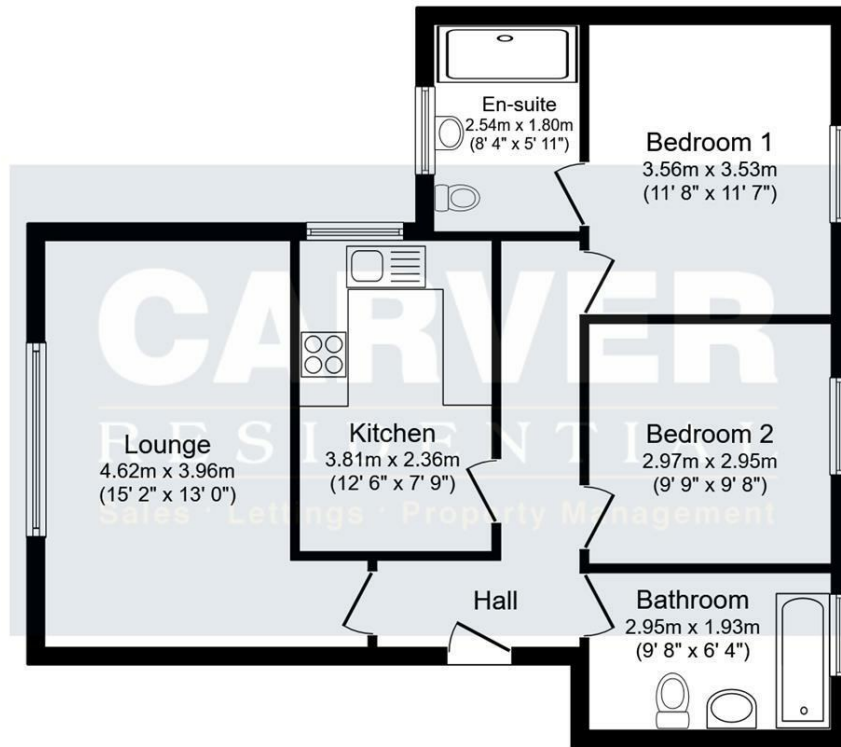


- NO ONWARD CHAIN
- WEST END LOCATION
- FITTED KITCHEN/DINER
- MASTER BEDROOM HAVING EN-SUITE SHOWER ROOM/WC
- SUITED TO A WIDE VARIETY OF BUYERS.
- STYLISH APARTMENT
- WITHIN WALKING DISTANCE TO THE VIBRANT TOWN CENTER
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING BAY.

**TENURE**

The property is leasehold held on a 189 year lease from 1st March 1990.  
Ground Rent: £197.16  
Service Charge: £2,084.75 Per Annum

**GENERAL INFORMATION:**



Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:  
 Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington  
 County Durham, DL3 7AA  
 Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
 North Yorkshire, DL10 4QG  
 Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 County Durham, DL5 4DJ  
 Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire, DL7 8LW  
 Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)