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Grange Road  
Darlington, DL1 5NT

**£825 Per calendar month**

Apartment  
2 Bedroom/s  
1 Bathroom/s

This beautifully presented large ground floor apartment has the benefit of its own front door and enclosed private rear garden with space for off street parking. The property is situated in a prime West End location within walking distance of Darlington town centre and South Park. The property comprises entrance hallway, two double bedrooms, a study/walk in wardrobe and a sizeable open plan kitchen and lounge/dining area which leads out through French double doors onto a contemporary landscaped rear garden. There are useful brick built storage sheds and roller shutter doors to the parking space. Viewing advised.



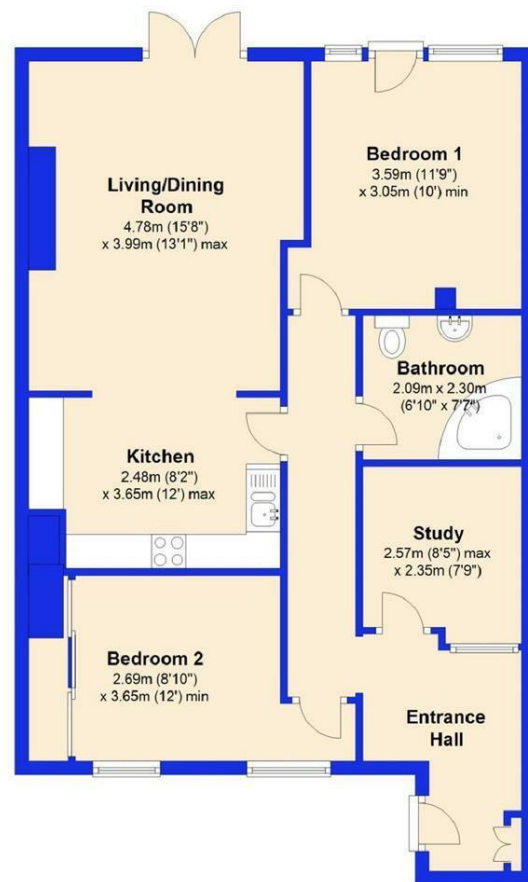


- Large private walled rear garden
- Secure off street parking
- Built in wardrobes
- Own front door
- Walking distance to Darlington town centre
- Useful brick storage sheds

**General Information**

Darlington Council Tax Band A  
Gas fired combination boiler central heating  
UPVC double glazing throughout  
5 Weeks Deposit

## Floor Plan



Sketch Plan: Not To Scale. For Illustrative Purposes Only. Produced by Carver Building Surveyors.  
Plan produced using PlanUp.

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	73
(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	

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