## FOR SALE:- Offers in the Region of £150,000

# 4 Raby Terrace, Darlington, DL3 7TW

**Residential Investment:- 2 well-appointed apartments (Vacant possession)** 







#### SITUATION/LOCATION

The property occupies an end terrace position fronting Raby Terrace adjacent to Duke Street and to the R/O Skinnergate in the heart of Darlington town centre. Raby Street is a predominantly residential street however there is a diverse variety of commercial occupiers in the vicinity including Savers, Greggs and Watson Woodhouse Solicitors among others. All town centre amenities all within convenient walking distance and there are a number of public / on street car parking facilities available close by. The property benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A1(M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

#### DESCRIPTION

Two storey end terrace residential investment property comprising two apartments.

The property is of traditional brick construction held beneath a dual pitched concrete pan tile covered roof and was refurbished by our client in approximately 2018 to provide two well-appointed apartments.

Flat 1 is held over ground floor and basement comprising living room, kitchen, bedroom and bathroom on the ground floor together with a large breakout room in the basement.

Flat 2 is held over first floor comprising living room, kitchen, bathroom and bedroom.

Both flats are served separately for utilities and heated by way of an independent gas fired central heating system.

## **TENURE**

Freehold

### **ACCOMMODATION**

Flat	Description	Size (m2)	Rent (PCM)	Rent (PA)	EPC
1	1 Bed (held over GF and basement)	51.11	ERV: £550	ERV: £6,600	A
2	1Bed	38.04	ERV: £550	ERV: £6,600	Α
TOTAL (ERV)			£1,100	£13,200	

(Agents Note: Sizes are gross internal areas)

#### **COUNCIL TAX**

Band A

#### **VAT**

We are advised by our client that VAT is not applicable to the purchase price.

## **VIEWING**

Strictly by appointment only through agents.

#### **EPCS**

To be confirmed







18 St Cuthberts Way Darlington, County Durham DL1 1GB

DL1 1GB Telephone: 01325 466945 IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

