



**Hall Properties**  
*Estate Agents*

**VICTORIA HOUSE - CONISCLIFFE ROAD**

**OFFERS OVER £130,000**

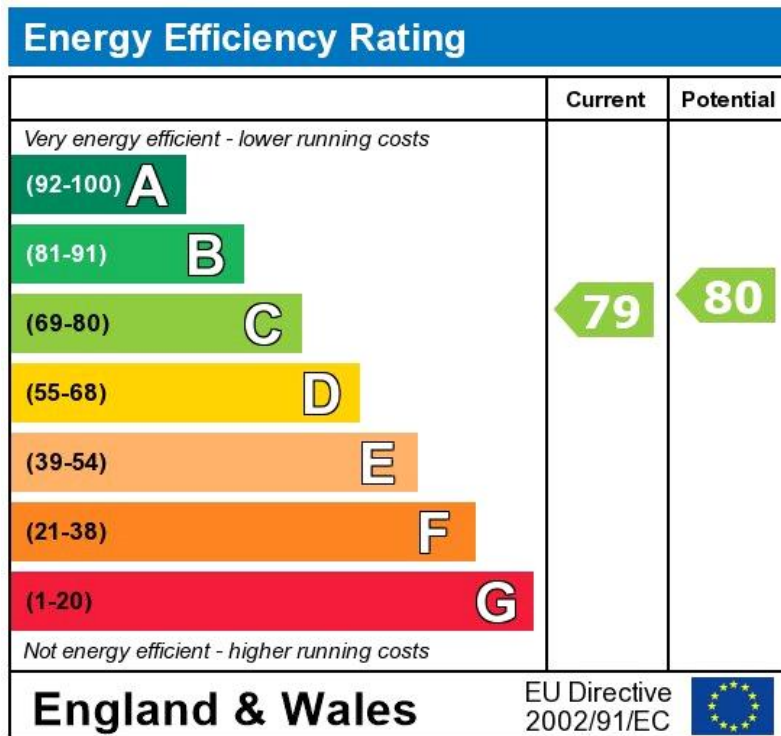


**VICTORIA HOUSE, DARLINGTON**

**PROPERTY REFERENCE CODE: RS0258**

## VICTORIA HOUSE - CONISCLIFFE ROAD

A spacious two bedroom 1st floor apartment located in the West end and close Darlington Town Centre.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

This spacious two-bedroom 1st floor apartment includes an entrance hall with two large storage cupboards. The bright living room features two large windows, filling the space with natural light. The modern kitchen is fully equipped with a gas hob, integrated fridge, and oven, offering a sleek, contemporary look.

Both double bedrooms come with wardrobes, with the main bedroom offering deep fitted wardrobes for extra storage. The modern bathroom includes a shower cubicle, sink and WC, while a modern gas boiler ensures efficient heating throughout.

Located in a prime West End area, the apartment is just a short walk from the town center, train station, and bus routes. It also offers private, secure allocated parking. With easy access to local amenities, this property perfectly combines comfort, convenience, and a desirable location.

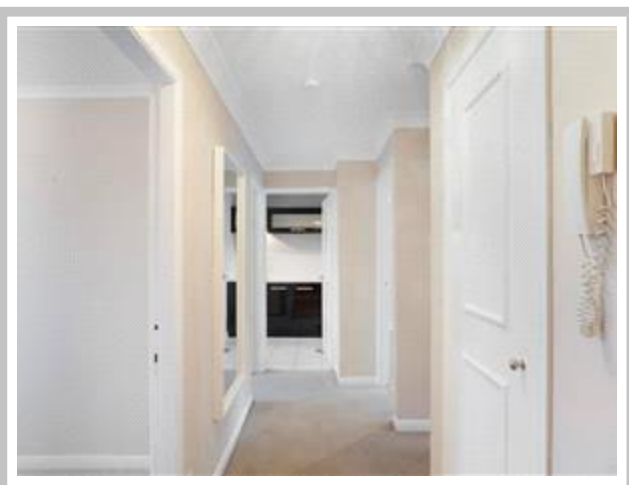
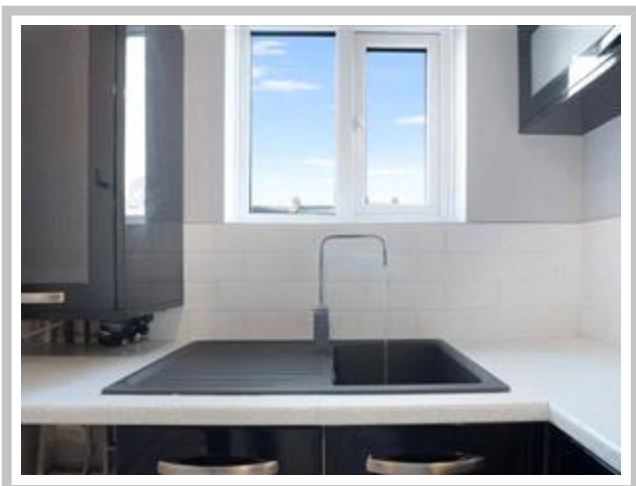
Council Tax Band: A (Darlington Borough Council)

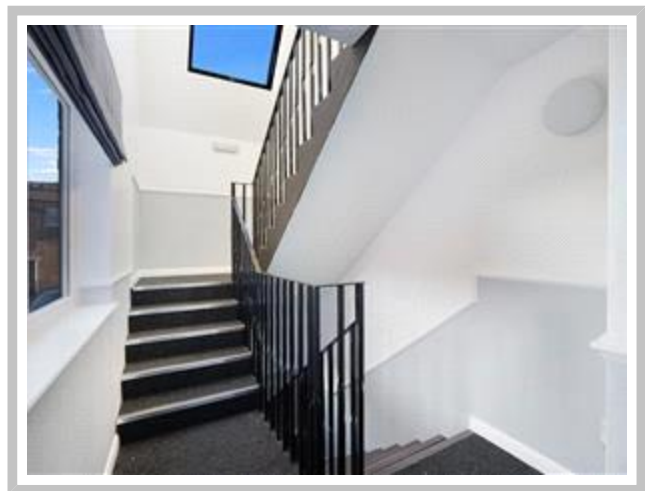
Tenure: Commonhold (957 years)

Service Charge: £720 per year









**TENURE:** We have been advised by the Vendors the property is Commonhold.

**These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Hall Properties, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.**

**We routinely refer potential purchasers to Advance Mortgage Solutions North East (AMS). It is your decision whether you choose to deal with (AMS). In making that decision, you should know that we may receive a payment of up to £500 per referral.**