



## 4 Lombard Court, Marlborough Drive, Darlington Offers In The Region Of £79,950

Welcome to this charming apartment located on Lombard Court, Marlborough Drive within the desirable west end of Darlington. This property boasts a welcoming entrance hallway, a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this apartment offers a comfortable and convenient living space.

Situated in a prime location, this apartment is ideal for those seeking a peaceful yet vibrant neighbourhood. The property is being offered for sale with NO ONWARD CHAIN, making it a hassle-free option for those looking to make a swift move.

Don't miss the opportunity to own this lovely apartment in Darlington. Contact us today to arrange a viewing and take the first step towards making this property your new home.



# 4 Lombard Court, Marlborough Drive, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a first floor one bedroom apartment

Beautifully presented throughout

UPVC double glazed windows

Gas fired central heating

We recommend viewings at the earliest opportunity to avoid disappointment

The Freeholder has agreed to a new lease term of 110 years with effect from completion of the sale

## Location

Lombard Court is situated on Marlborough Drive just off Grange Road in the prestigious West End of Darlington. Close to the South Park, the property is conveniently placed within easy walking distance of the town centre where there are an excellent range of shopping and leisure facilities together with regular bus services to the surrounding areas. Marlborough Drive is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Cost Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside airports.

## Entrance Hallway

A welcoming entrance hallway warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from an entry intercom system and a cupboard providing useful storage.

## Living Room

14'9" x 12'11"

The beautifully presented living room is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from a UPVC double glazed window overlooking the front elevation of the property.

## Kitchen

8'11" x 8'2"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, a UPVC double glazed window and a number of integrated appliances including an electric oven with a four ring gas hob, a microwave, a fridge and plumbing for an automatic washing machine.

## Bedroom

9'8" x 11'10"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

## Bathroom

6'3" x 11'2"

The bathroom is warmed by a central heating radiator, has vinyl flooring, partially tiled walls, a UPVC double glazed window with privacy glass and is fitted with a suite comprising of a corner bath, a shower cubicle with shower, a wash hand basin and a low level WC.

## Externally

Externally there is an allocated off road car parking space.

