Regents Court, Bright Street, Darlington, DL1 4EZ

Offers in excess of £75,000

estates
'The Art of Property'















Regents Court, Bright Street, Darlington, DL1 4EZ
Offers in excess of £75,000
Council Tax Band: A

Beautifully Presented | Significantly Improved | Two Double Bedrooms | First Floor Apartment | Competitively Priced

A delightful apartment, significantly improved by the current owner, with the majority of improvements carried out in 2023.

These include replacement windows, a stunning refitted kitchen with a range of integrated appliances, predominantly Bosch, and a stylish contemporary shower room with double shower. Further benefits include attractive décor, quality flooring throughout and an impressive 872 years lease term remaining.

Externally, there is a private communal resident garden and a central car park accessed via remote-controlled electric gates, together with separate pedestrian gated access. The property also benefits from a security intercom entry system.

The accommodation briefly comprises a communal entrance hallway with stairs to the first floor, private entrance hallway with two generous storage cupboards, excellent-sized lounge/dining room overlooking Yarm Road, beautifully appointed kitchen, contemporary shower room and two double bedrooms.

Situated within the popular Eastbourne area of Darlington, the apartment is within walking distance of local shops, amenities and schooling. Darlington town centre and railway station are also easily accessible, with convenient transport links to the A1(M) & A66, making this an ideal location for commuters.

An excellent opportunity to purchase a stylish, upgraded home in a popular and convenient location, which must be viewed to be fully appreciated.

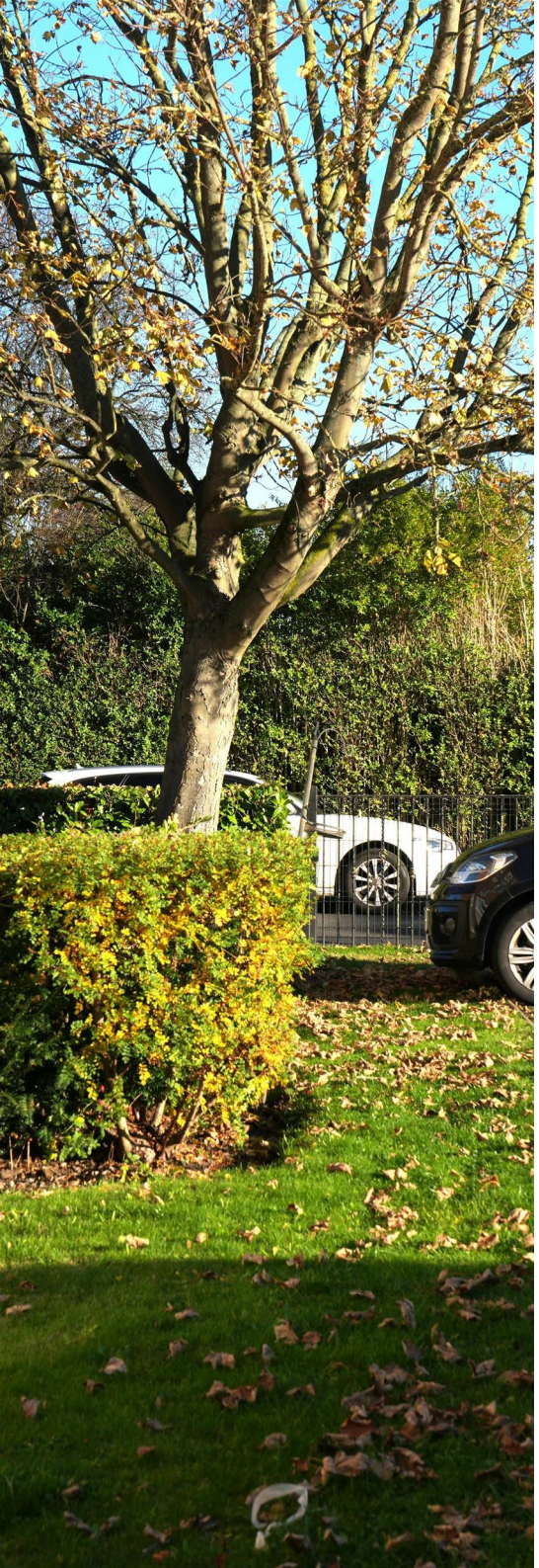
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Following acceptance of an offer, each prospective buyer will be required to pay £30 inc. VAT for the necessary anti-money laundering checks, carried out by Estates in accordance with HMRC regulations.

DISCLAIMER
All measurements, including the total square footage and individual room dimensions, are provided as a guide only and should not be relied upon as exact measurements. Measurements will, in most cases, represent the maximum measurement of the room or area. Where measurements are provided for garages, outbuildings or other additional areas, these will also be included within the stated total square footage. Prospective purchasers should satisfy themselves as to the accuracy of all measurements before proceeding.

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) as a guide to the property. They do not constitute or form part of an offer or contract and should not be relied upon as representations. All interested parties are advised to verify the accuracy of the information provided. No tests or checks have been carried out in respect of heating, plumbing, electrical installations or appliances included with the property. Prospective purchasers should make their own enquiries and investigations as appropriate.

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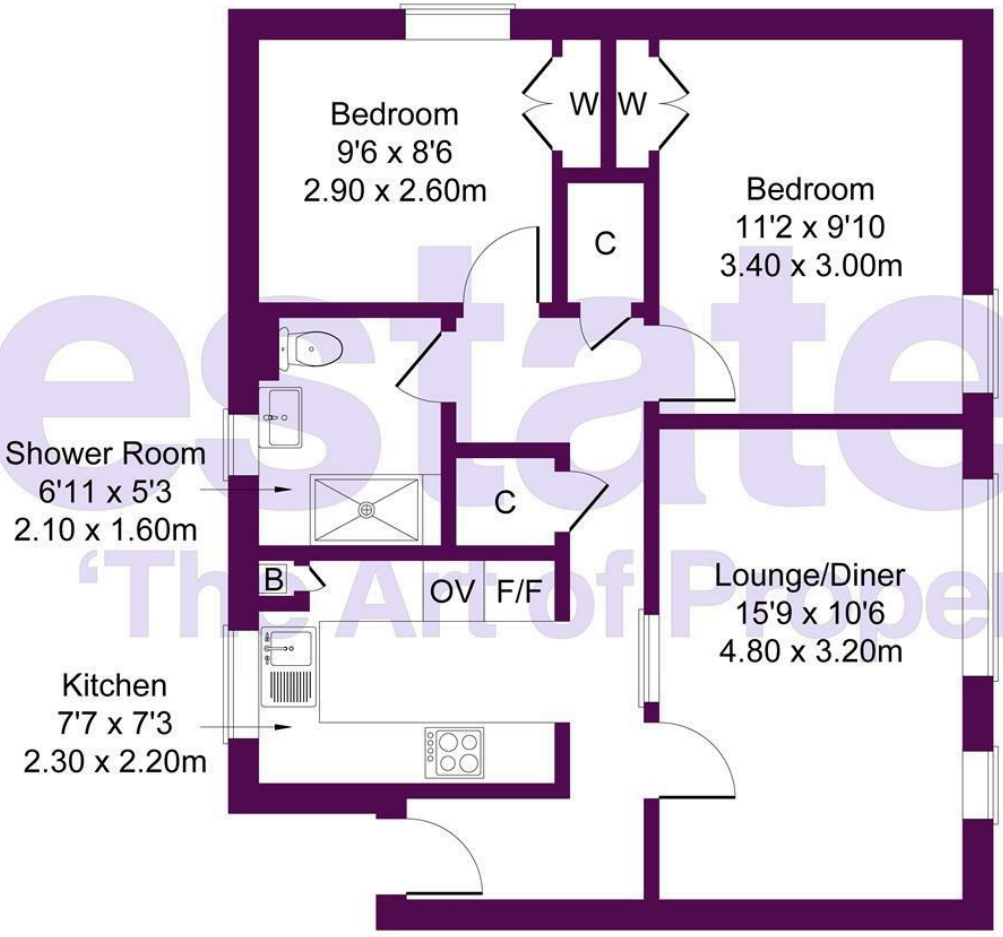

MR & MRS OSBORNE





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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Not to Scale. Produced by The Plan Portal 2026

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