FLAT 4 52 CLEVELAND TERRACE

Darlington, County Durham DL3 7HA

GSC GRAYS

PROPERTY • ESTATES • LAND

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Darlington, County Durham DL3 7HA

A one bedroom, first floor, luxury apartment located within the popular West End of Darlington.

The property is entered by a communal hall with grand staircase to the first floor and a door to the rear parking area. At first floor level, there is a door opening into flat 4 where an entrance hall is located. Leading off from here is a bedroom, bathroom and living room. The bedroom is to the rear aspect, with a window overlooking the parking courtyard. The bathroom is equipped with a bath with a shower over, vanity hand wash basin and WC. The living room lies to the front aspect and is a beautiful reception room with bay window and feature fireplace (the sofa is included within the let). Leading on from the living room is the kitchen which is newly fitted to include wall and base units, contrasting work surface, sink with mixer tap and drainer and the following integrated appliances: undercounter fridge/freezer, electric oven, electric hob, extractor hood and washing machine.

Externally, there is a gated rear courtyard shared with other residents which provides parking for one car to the occupier of Flat 4.

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK

Terms & Conditions

The property shall be let unfurnished (the sofa in the living room is being included within the let) and offered as a periodic tenancy only, at a rental figure of £625 per calendar month, payable in advance by standing order. In addition, a deposit of £721 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.
Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

Darlington Borough Council.
Council Tax purposes the property is banded B.

Viewings

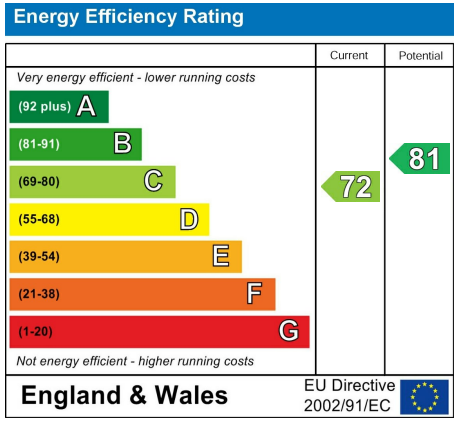
Strictly by appointment only via GSC Grays.

Particulars and Photographs

Particulars updated September 2025.
Photographs taken March 2022.

Disclaimer

CGS Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



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