



Sanderson
Weatherall

For Sale

Residential Investment
Opportunity

2,602 sq ft (241.85 sq m)

▶ **Victoria House**
Victoria Road
Darlington
DL1 5SF

Certified



Corporation



Key points

- ▶ Residential Investment Opportunity
- ▶ 4 Commonhold Flats
- ▶ 8 Bedrooms
- ▶ Approximately: 2,602 sq ft (241.85 sq m)
- ▶ Guide Price: £300,000
- ▶ Subject to Contract

Description

The property comprises four vacant self-contained flats situated within a larger block of flats, offering a mix of accommodation types.

The property represents an attractive residential investment, with strong tenant appeal, all units are self-contained and individually metered. Each unit also benefits from a designated parking space to the rear of the property.



Flat 23B: A one-bedroom ground floor flat featuring an open-plan kitchen/living area and bathroom.

Flat 25A: A two-bedroom basement flat with an open-plan kitchen/living area and bathroom.

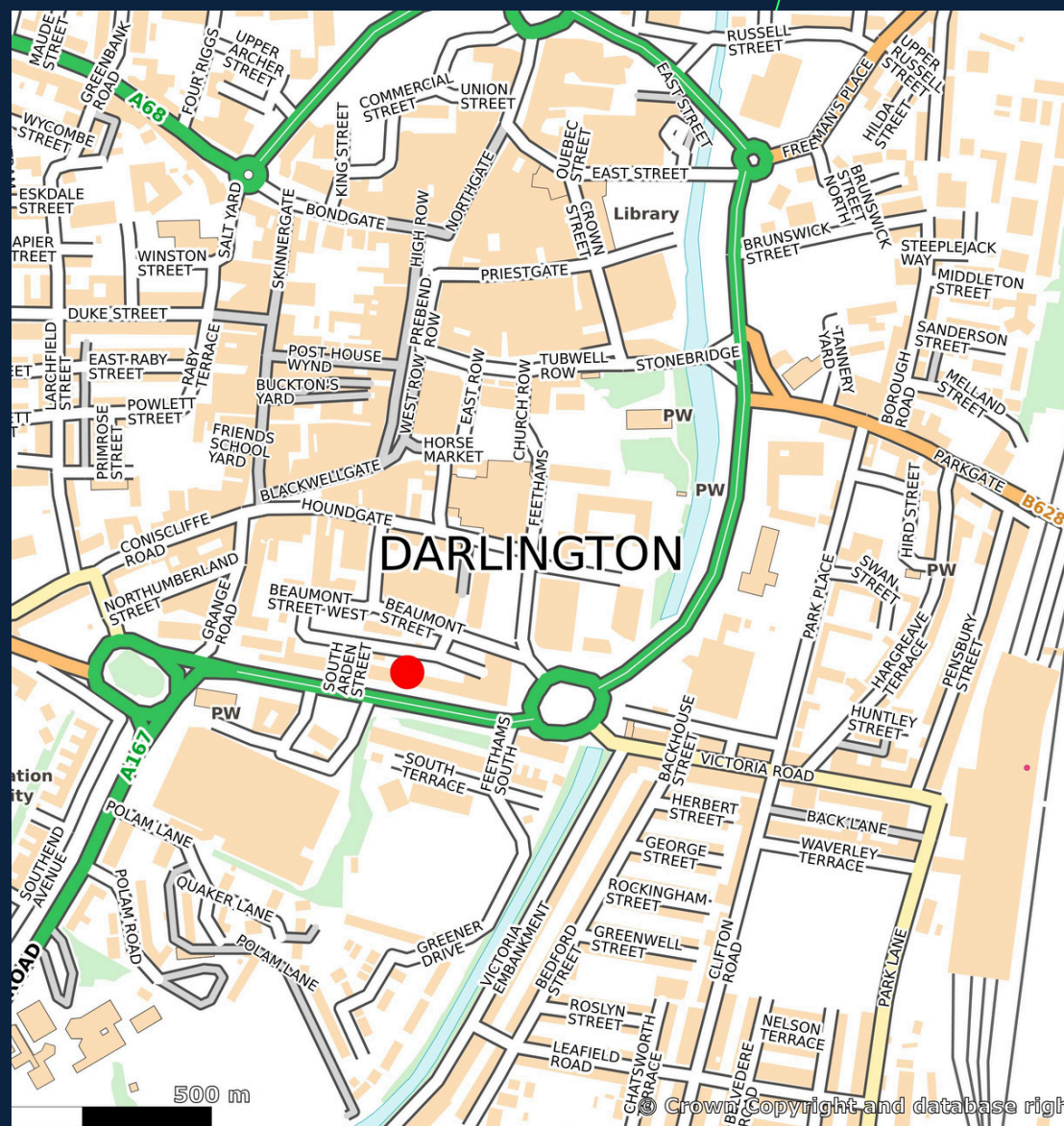
Flat 25B: A two-bedroom ground floor flat comprising an open-plan kitchen/living area and bathroom.

Flat 25C: A spacious three-bedroom flat arranged over the first and second floors, with an open-plan kitchen/living area and bathroom.

Location

The subject property is situated on Victoria Road within Darlington Town Centre. Darlington is a strategically placed market town situated midway between Newcastle and Leeds and directly adjacent to the A1(M) providing road access North and South. Darlington is a historic market town located in the County of Durham with a resident population of 106,000 (2021).

The town lies on the River Skerne, a tributary of the River Tees and is situated approximately 17 miles south west of Middlesbrough and 20 miles south of Durham.





Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Unit	Description	Size (sq ft)	EPC	Council Tax
Flat 23b	Ground Floor - 1 Bedroom Flat	454	E	B
Flat 25a	Basement - 2 Bedroom Flat	624	E	B
Flat 25b	Ground Floor - 2 Bedroom Flat	566	D	B
Flat 25c	First & Second Floor - 3 Bedroom Flat	958	E	C
Total		2,602		

Energy Performance Certificate (EPC)

A full copy of the EPC's can be obtained via the following link:

[12 EPCs for DL1 5SF – Find an energy certificate – GOV.UK](#)

Asking Price

We are instructed to seek offers in the region of £300,000 for our client's commonhold interest.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT

VAT is not applicable.

Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.



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Viewings

For further information or to
arrange a viewing please
contact the sole selling agents:

▶ **Sam Robinson**
07518 907 416
sam.robinson@sw.co.uk

▶ **Tom Parker**
07999 029 022
tom.parker@sw.co.uk



sw.co.uk

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