

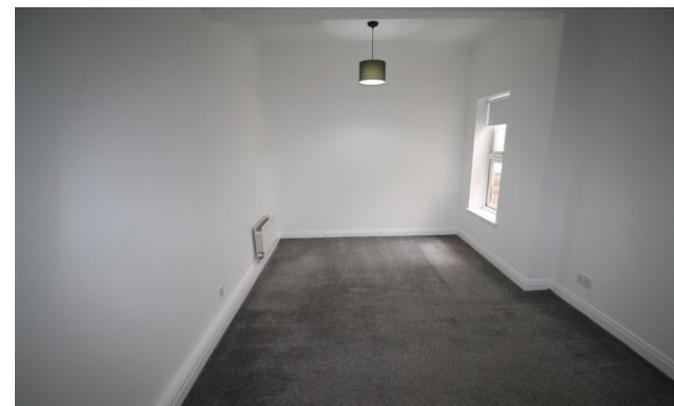


**8 Belmont Court**

Belmont  
Durham  
DH1 2QN

**£750 pcm**

First Floor Apartment  
Two Bedrooms  
Available Immediately  
Well Presented Throughout  
Newly Decorated Throughout





Safe and Secure welcome to the rental market this well presented two bedroom first floor apartment, available immediately on an unfurnished basis. Situated in Belmont Court in the popular area of Belmont, the property benefits from off road allocated parking and being newly decorated throughout.

Briefly comprising of: an entrance hall, kitchen, lounge, two bedrooms, family bathroom and communal gardens.

If you are interested please give our office a call on 0191 385 4477.

### **COMMUNAL ENTRANCE DOOR**

Staircase to first floor

### **ENTRANCE HALL**

Built in storage cupboard, radiator.

### **LOUNGE**

12' 2" x 12' 2" (3.73m x 3.73m) Double glazed bay window to front and side, radiator.

### **KITCHEN**

8' 9" x 5' 8" (2.69m x 1.75m) Fitted with a modern range of wall and base units with contrasting work surfaces over, single sink and drainer unit, electric oven and gas hob with extractor hood over, space for washing machine, radiator, double glazed window to front.



### **BEDROOM ONE**

16' 2" x 10' 4" (4.95m x 3.15m) Double glazed window to front, radiator.

### **BEDROOM TWO**

8' 9" x 6' 0" (2.67m x 1.85m) Double glazed window, radiator.

### **BATHROOM**

White suite comprising of panelled bath, shower cubicle, low level wc and wash basin vanity unit.

### **EXTERNALLY**

Allocated parking and communal gardens.



**Local Authority**  
**Council Tax Band**  
**EPC Rating** | TBC

**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.