



Carlton Close

Chester Le Street DH2 1TZ

£625 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Two Bedroomed Property
- EPC Rating TBC

- First Floor Apartment
- Private Rear Garden

- Allocated Parking
- Viewing Essential

Immaculate Two Bedroom First Floor Flat with Garden and Parking.

Property briefly comprises of Living/Dining/Kitchen area, Two Double Bedrooms and Bathroom/WC. the property has UPVC Double Glazing throughout and a combi boiler.

Externally the property has a fence enclosed garden to the rear and an allocated parking space.

Situated in the popular residential area of Ouston the property offers excellent road links and is close local amenities and schools.

Viewings essential! Decoration may of slightly changed due to previous tenancy

Council Tax Band – A
Energy Performance Rating – C

Rent - £625.00 PCM

Holding Deposit - £144.23 (this will be deducted from your first months rent)

Bond - £721.15 (equivalent to 5 weeks rent)

Entrance Hallway

Entered via UPVC Double Glazed door, with stairs to first floor

FIRST FLOOR

Open Plan Living/Dining/Kitchen

20' x 10' (6.10m x 3.05m)

Open plan living space with UPVC Double Glazed windows to the front and rear. Fitted kitchen with base and wall units and contrasting worktops, sink/drainer unit with mixer tap, integrated oven and hob with extractor over, fridge/freezer and plumbing for washing machine. With radiator and wood effect flooring.

Landing

With UPVC Double Glazed window to the front, spacious landing with 2 storage cupboards, one housing the combi boiler.

Bedroom One

9' x 11' (2.74m x 3.35m)

With UPVC Double Glazed window to the front, radiator and loft access

Bedroom Two

7'6" x 10'0" (2.29m x 3.05m)

With UPVC Double Glazed window to the rear, radiator, loft access and storage cupboard

Bathroom/WC

6' x 5' (1.83m x 1.52m)

Fitted suite comprising of panel bath with electric shower over, pedestal hand wash basin and low rise WC. Opaque UPVC Double Glazed window to the front and radiator.

EXTERNAL

To the rear of the property is a fence enclosed garden and allocated parking space.

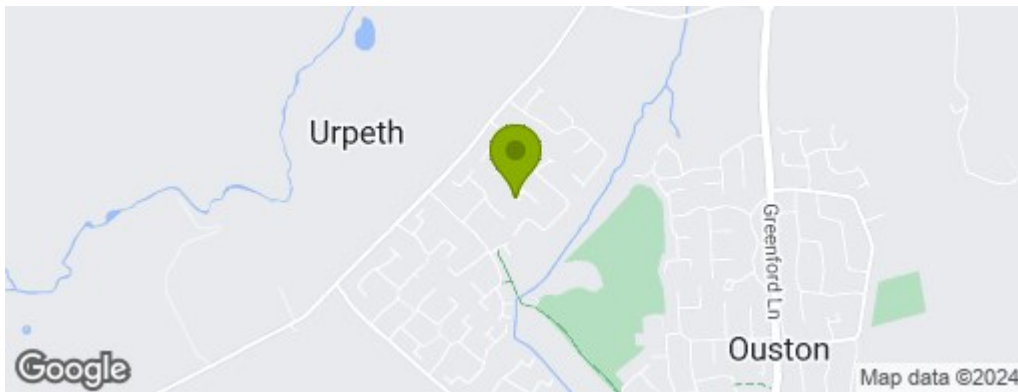
Deposit and Holding Deposit

Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



Property Information

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