



## Bowmont Walk

Chester Le Street DH2 3JA

£650 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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# Bowmont Walk

Chester Le Street DH2 3JA



AN IMMACULATE, GROUND FLOOR, TWO BEDROOM FLAT . Benefitting from UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING, SPACIOUS LOUNGE, REFITTED WHITE KITCHEN, REFITTED WHITE BATHROOM/WC, LARGE GARDEN and GARAGE. Call to view 0191 3729898.

Rent £650  
Holding £150  
Deposit £750

Council tax band A  
EPC rating C

## ENTRANCE HALL

Entered via UPVC double glazed door, storage cupboards, laminate floor, radiator.

## LOUNGE

45'11" x 19'8" x 32'9" x 32'9" (14'6" x 10'10")

Well presented lounge area with UPVC double glazed french doors leading to garden, laminate flooring and radiator.

## KITCHEN

8'10" x 7'10" (2.69m x 2.39m)

Refitted with a range of wall/base units, ample worktops, sink unit and drainer, splashbacks, built in electric hob/oven/extractor, plumbing for automatic washing machine, UPVC double glazed window, ceramic tiled floor.

## BEDROOM 1

12'6" x 10'2" (3.81m x 3.10m)

Double bedroom with fitted wardrobes, radiator, UPVC double glazed window.

## BEDROOM 2

8'6" x 6'8" (2.59m x 2.03m)

With radiator, UPVC double glazed window.

## BATHROOM W/C

Fitted with panelled bath/shower over, housed low level wc and vanity/storage wash hand basin, fully tiled walls, ceramic tiled floor, heated towel rail, UPVC double glazed window.

## EXTERNAL

Enclosed garden to the front of the property with a newly built fence and gravel and garage to the rear with off street parking.

## GARAGE

With up and over door, in a block

## NOTES

The photos used are from a previous listing.

## 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.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

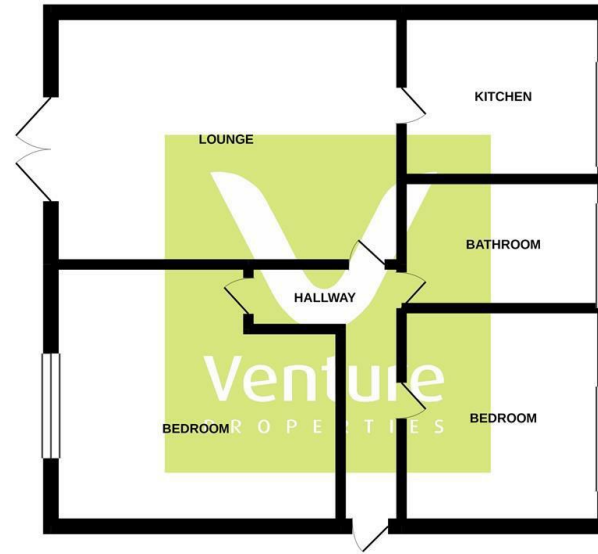
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

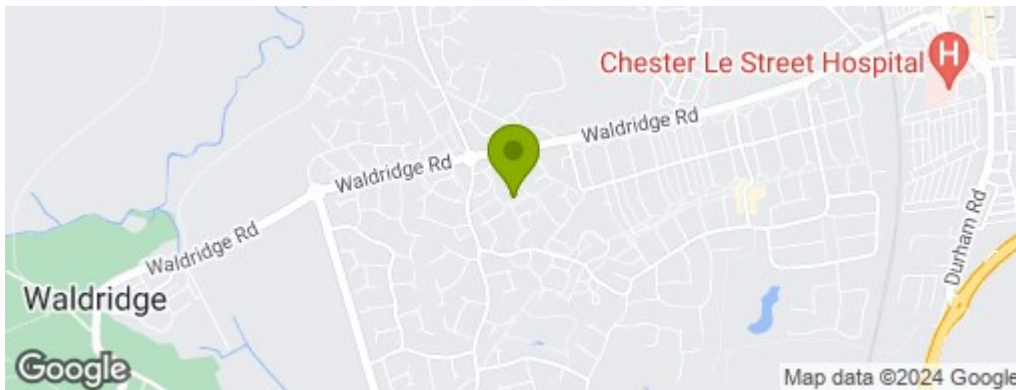
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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