



Middleham Close

Chester Le Street DH2 1TB

£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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Ground Floor Flat
- Large Garden

- Cul de Sac
- New Carpets

- Good Transport Links
- Quiet Residential Area

TO RENT - a spacious Two Bedroom Ground Floor Flat.

Property briefly comprises of Living/Dining room, Separate kitchen area, One Double Bedroom and One single bedroom, Bathroom/WC. The property has UPVC Double Glazing throughout and a combi boiler. Externally the property has a large garden to the rear and communal parking nearby.

Newly fitted carpets

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

Viewings essential!

EPC Rating - C
Council Tax Band - A

Rent - £625 PCM
Holding Deposit - £144.23 (this will be deducted from your first month's rent)
Bond - £721.15

Entrance Porch

Entered via secure UPVC double glazed door - space for shoes and coat rack.

Living Room

15'8" x 11'6" (4.80m x 3.53m)
Spacious living room with UPVC double glazed window, radiator, new décor and new carpet.

Kitchen

8'9" x 6'11" (2.67m x 2.13m)
Fitted kitchen with wall and base units and contrasting work tops - stainless steel sink with drainer, UPVC double glazed window. PHOTOS TO FOLLOW.

Bedroom One

12'11" x 10'5" max (3.94m x 3.20m max)
Spacious double bedroom with newly painted, modern décor, new carpet, UPVC double glazed window, radiator and built in wardrobes.

Bedroom Two

9'8" x 9'6" max (2.97m x 2.90m max)
Modest second bedroom with newly painted décor, new carpet, UPVC double glazed window, radiator, built in storage.

Bathroom

White bathroom suite with easy clean tile walls and vinyl floor. Pedestal sink with mirrored cabinet above, panel bath with electric powered shower above, toilet, Shower rail and curtain, UPVC double glazed window.

Rear Garden

To the rear of the property is a large, fenced garden with lawned areas and shed.

Externally

Path leading to front door

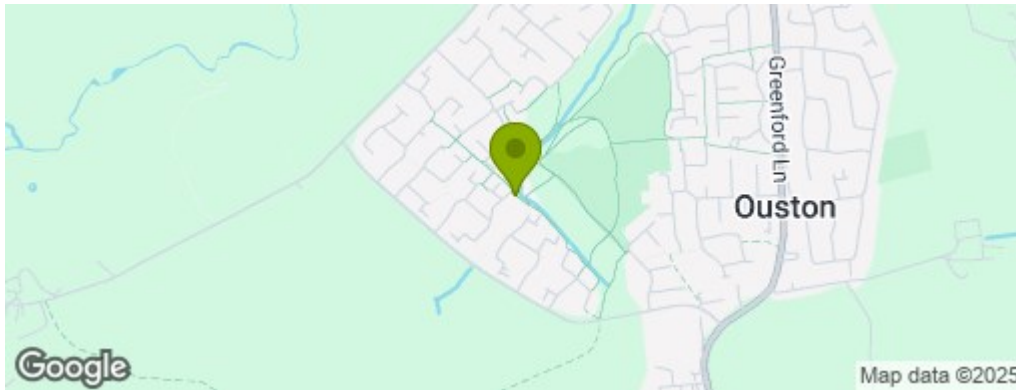
Deposit and Holding Deposit

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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