



**High Street South**

Langley Moor DH7 8EX

**£550 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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# High Street South

Langley Moor DH7 8EX



- Smart First Floor Flat
- EPC GRADE C
- Spacious Layout

- Two Bedrooms
- Close to local Shops
- Double Glazing

- Fitted Kitchen
- Gas Central Heating
- Viewing is essential

A smart TWO BEDROOM FIRST FLOOR FLAT TO LET AVAILABLE UNFURNISHED.

Situated just a stones throw away from Langley Moors local shops and amenities we recommend an early viewing to secure this lovely property.

Brief layout comprises of: Entrance with stairs rising to first floor, Fitted Kitchen, Lounge, Two bedrooms and a bathroom.

## FIRST FLOOR

### Landing

Via staircase leading to landing area

### Kitchen

136'8" x 5'7" (41.67 x 1.711)

A lovely fitted kitchen with a good range of wall and base units, stainless steel sink unit, plumbing for washing machine, integrated electric oven and gas hob with extractor hood over and wall mounted gas boiler.

### Inner Hallway

Having loft hatch and airing cupboard.

### Lounge

13'8" x 11'9" (4.172 x 3.585)

With central heating radiator and uPVC double glazed window.

### Bathroom

Fitted with a paneled bath having mains shower over, wc, wash hand basin, central heating radiator and laminate flooring.

### Bedroom One

9'10" x 9'6" (3.004 x 2.910)

With central heating radiator and uPVC double glazed window.

### Bedroom Two

12'3" x 7'3" (3.734 x 2.221)

With central heating radiator and uPVC double glazed window.

### Externally

Externally is a small shared yard area.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0426-2868-7882-9404-2725>

### Holding Deposit/tenant info

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 Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

### General Information

Council Tax Amount Band A -£1621 Maximum 2024

EPC Grade – C

Water and Drainage – Mains

Gas and Electric -Mains

Broadband Available –Super Fast broadband is available (Highest available download speed: 80Mbps / Highest available upload speed 20 Mbps)

Mobile Signal Coverage Available – Likely

### DISCLAIMER.

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## Property Information

Durham County Council - Council tax band A  
Tenure- Freehold

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