



## Victoria Court

Framwellgate Moor DH1 5BY

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



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# Victoria Court

## Framwellgate Moor DH1 5BY



- Available end of July 2025
- EPC RATING - C
- Two bathrooms

- First floor apartment
- Walking distance to the University Hospital
- Kitchen with white goods and appliances

- Close to local amenities
- Two double bedrooms
- Unfurnished

\*\*\*\*\* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY \*\*\*\*\*

Available end of July 2025 on an unfurnished basis, Venture Properties are delighted to offer the opportunity to rent this first floor apartment with two double bedrooms, situated in a convenient location in Framwellgate Moor. The property is close to a wide variety of local amenities, within walking distance to the University Hospital and with good road and public transport links for commuting.

Having a floor plan comprising of a hallway, living room which is open plan to the kitchen with appliances, master bedroom with ensuite shower room, further double bedroom and bathroom/WC. Externally there is parking to the front of the property.

We anticipate a high level of interest and early viewing is highly recommended to avoid disappointment.

### Communal Entrance

Entered via UPVC double glazed door. With staircase leading to the first floor landing.

### FIRST FLOOR

#### Hall

Having a storage cupboard and airing cupboard.

#### Living Room

13'8" x 11'3" (4.19 x 3.45)

Having a UPVC double glazed bow window, TV point and electric storage heater.

#### Kitchen

8'9" x 7'1" (2.69 x 2.17)

Open plan to the living room.

Fitted with range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in electric oven and hob with stainless steel extractor over, a microwave, washing machine and fridge/freezer. Further features include tiled splashbacks, an extractor and UPVC double glazed window.

#### Bedroom One

11'5" x 9'5" min (3.50 x 2.88 min)

Double bedroom with a UPVC double glazed window and electric heater.

#### Ensuite Shower Room

7'0" x 4'11" (2.14 x 1.50)

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, a stainless steel heated towel rail, shaver point, recessed spotlighting and extractor fan.

#### Bedroom Two

11'6" x 10'4" (3.53 x 3.16)

Further double bedroom with a UPVC double glazed window, electric heater and wardrobe.

#### Bathroom/WC

7'6" x 5'6" (2.29 x 1.69)

Fitted with a panelled bath with mixer shower over, pedestal wash basin and WC. Having tiled splashbacks and flooring, a stainless steel heated towel rail, extractor fan and recessed spotlighting.

#### EXTERNAL

There is parking to the front of the property.

#### Tenant Information

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 one months rent.

#### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

#### Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

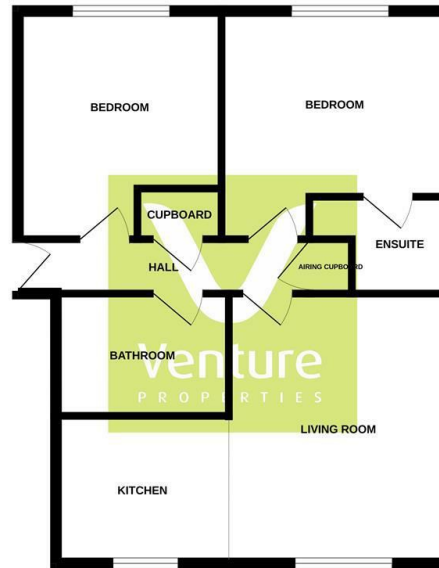
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

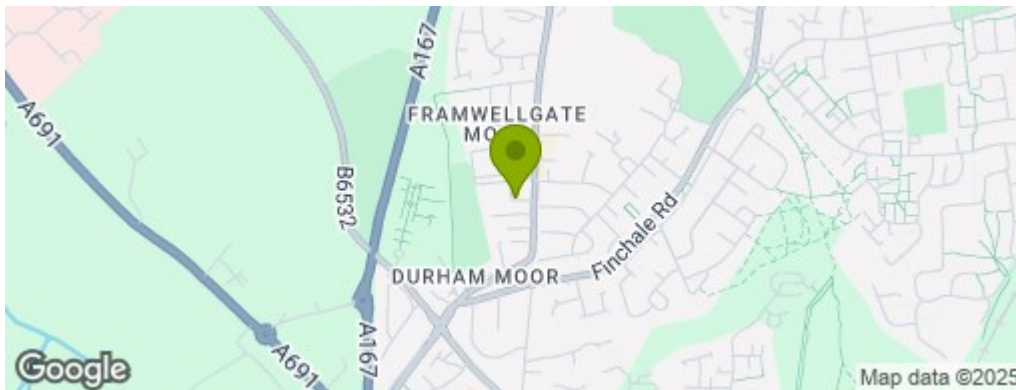
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# FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 service, systems and appliances shown herein are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen 12/2023



## Property Information

EPC RATING - C. COUNCIL TAX BAND - B. UNFURNISHED

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