



Minster Court

Belmont DH1 2DP

£700 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.

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.

Minster Court

Belmont DH1 2DP



- Available on a furnished basis
- EPC RATING D
- Recently fitted appliances

- Recently fitted kitchen
- Well presented
- Combi gas central heating

- Recently fitted bathroom
- Recently laid floorings
- Walking distance to local amenities

This superb one bedroom first floor apartment is surely one of the best available within the area. Presented to a high standard, the property is in a ready to move in to condition and available to rent on a furnished basis, perfect for professionals or someone looking to downsize for a hassle free option.

The property occupies a superb position in this sought after development which enjoys well maintained communal gardens and ample parking. There are local amenities within walking distance and excellent access to Durham City.

The deceptively spacious accommodation enhanced by UPVC double glazing and combi gas central heating system comprises of a welcoming entrance hall, newly fitted kitchen, spacious living room, generous double bedroom and attractive newly fitted bathroom suite.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Entered via composite door. With laminate flooring and stairs leading to the first floor.

FIRST FLOOR

Landing

Having a large storage cupboard, further cupboard housing the combi gas central heating boiler, two radiators and a skylight.

Living & Dining Room

13'10" x 10'5" (4.23 x 3.20)

Spacious reception room with a UPVC double glazed window, two leather sofas, dining table and chairs, TV unit, side table, coving and radiator.

Kitchen

8'11" x 7'8" (2.72 x 2.34)

Newly fitted with a modern range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel mixer tap and hob with extractor over, a fridge/freezer, washing machine and microwave. With a table and chairs, laminate flooring and UPVC double glazed window.

Bathroom/WC

8'11" x 4'8" (2.72 x 1.43)

Newly fitted with a white suite comprising of a panelled bath with electric shower over, hand wash basin and WC. Having a radiator, extractor fan and UPVC double glazed opaque window to the side.

Bedroom One

15'11" x 10'5" (4.86 x 3.20)

Generous double bedroom with a UPVC double glazed window to the front, a double bed, two wardrobes, two bedside tables, a drawer unit, coving and radiator.

EXTERNAL

Externally there are communal gardens and ample parking.

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.

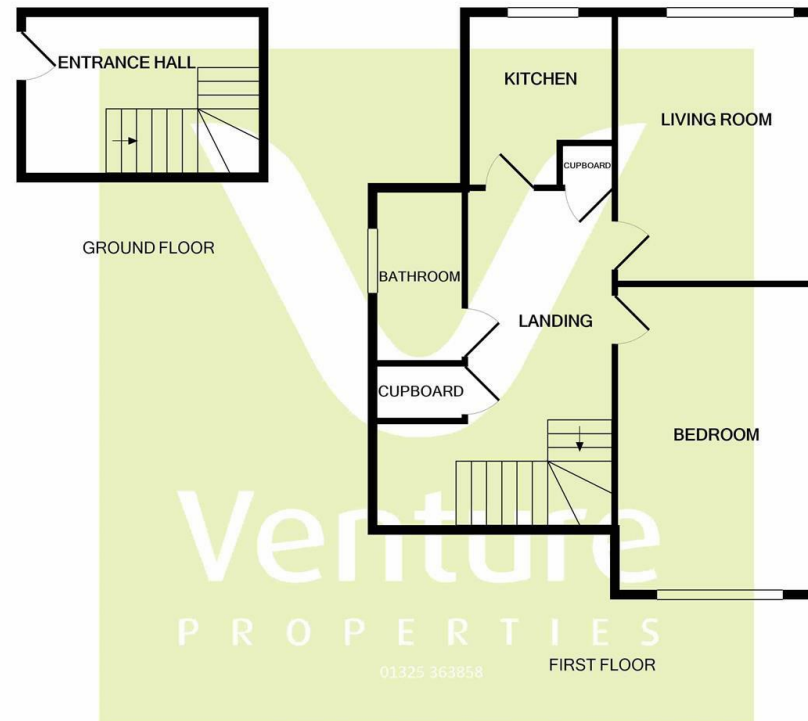
You will lose your Holding Deposit if any of the following occurs:

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



Property Information

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com