



## Glens Flats

High Pittington DH6 1AR

£500 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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# Glens Flats

High Pittington DH6 1AR

- Available end of January 2026
- EPC RATING - C
- Spacious living room

Available end of January on an unfurnished basis, early viewing is essential of this spacious first floor flat with two bedrooms in the sought after village of High Pittington.

Well presented throughout, the floor plan comprises of an entrance hall, landing, spacious living room, large kitchen with space to dine, useful utility room, two well proportioned bedrooms and bathroom/WC. Externally there is parking to the rear.

High Pittington enjoys a selection of local amenities including a highly regarded primary school and has good road access to Durham and to the A690 giving access to routes across the region.

## GROUND FLOOR

### Entrance Hall

Entered via UPVC door. With stairs leading to the first floor.

## FIRST FLOOR

### Landing

With radiator and access to the loft.

### Living Room

13'10" x 11'6" (4.22 x 3.51)

Spacious reception room with a UPVC double glazed window to the front and radiator.

- Spacious first floor flat
- Two bedrooms
- Useful utility room

### Kitchen/Diner

14'2" x 11'0" (4.33 x 3.36)

Large kitchen with space to dine. Fitted with a range of units having contrasting worktops incorporating a stainless steel and drainer unit, a cooker with extractor over, radiator and UPVC double glazed window to the rear.

### Bedroom One

10'2" x 8'11" (3.12 x 2.73)

Double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

### Bedroom Two

10'0" x 7'11" (3.06 x 2.42)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

### Utility Room

8'5" x 8'4" (2.59 x 2.56)

A useful room with fitted base units, a stainless steel sink and drainer unit, plumbing for a washing machine, fridge/freezer and UPVC double glazed window to the side. A door leads to stairs providing access to the rear parking.

### Bathroom/WC

12'1" x 5'0" (3.69 x 1.53)

Comprising of a panelled bath with electric shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.



x 2



x 1



x 1

- Rarely available village
- Large kitchen with space to dine
- Parking to the rear

## EXTERNAL

There is parking available to the rear 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.

FIRST FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original plan and are not guaranteed to be 100% accurate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and distances and areas have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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