



**david bailes**  
property professionals

**Aberfoyle Court,**  
East Stanley, Co. Durham, DH9 6UL

- 2 Bedroom Ground Floor Flat
- Recently Redecorated
- Single Garage In Nearby Block
- Lawn Rear Garden And Bin Storage Area

**£525 pcm**  
EPC Rating D  
Holding Deposit £121  
Security Deposit £605







## Property Description

\*\*\* NO PETS AND NON SMOKERS ONLY \*\*\*

A deceptively spacious and recently redecorated two bedroom ground floor flat, occupying a pleasant position within a popular estate in East Stanley. Warmed by gas combi central heating, full uPVC double glazing and a single garage located in a nearby block. Briefly comprises of entrance hallway, lounge, kitchen with integrated cooking appliances, main bedroom with wardrobes, second bedroom and modern bathroom. Externally there is an enclosed lawn garden to the rear. Council Tax band A, EPC Rating D.

### HALLWAY

uPVC double glazed entrance door to hallway, storage cupboards, wood flooring, coving and doors leading to the bedrooms, bathroom and lounge.

### LOUNGE

10' 7" x 14' 1" (3.24m x 4.30m) Wood flooring, uPVC double glazed window, double radiator, coving, TV aerial point and a door leading to the kitchen.



#### KITCHEN

7' 6" x 8' 11" (2.31m x 2.74m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven, five ring gas hob with concealed extractor over, sink and drainer with mixer tap, slot in washing machine and fridge/freezer supplied, cupboard housing the gas combi central heating boiler, uPVC double glazed window, single radiator and coving.

#### BATHROOM

6' 1" x 5' 5" (1.86m x 1.67m) An attractive white suite featuring a P-shaped bath with curved screen and thermostatic shower over. Wash basin with base storage, WC, chrome towel radiator, tiled splash-backs, uPVC double glazed window, coving and an extractor fan.

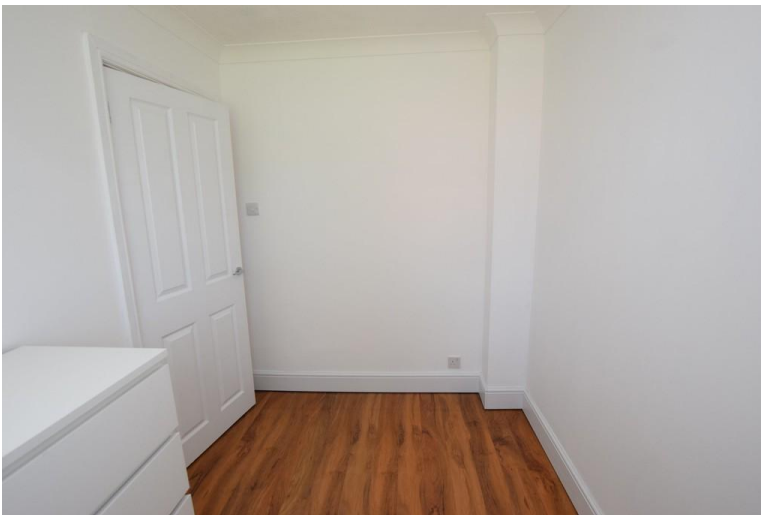


#### BEDROOM 1 (TO THE FRONT)

12' 2" x 9' 8" (3.71m x 2.97m) Wood flooring, fitted wardrobe with matching drawers, uPVC double glazed window, double radiator and coving.

#### BEDROOM 2 (TO THE FRONT)

8' 7" x 6' 5" (2.64m x 1.96m) Wood flooring, uPVC double glazed window, double radiator and coving.



#### EXTERNAL

There is a self-contained garden to the side and rear with lawn, bin storage area, twin electrical socket and a cold water supply tap.

#### GARAGE

There is a single garage contained within a nearby block adjacent to the front.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### COUNCIL TAX

The property is in Council Tax band A.

#### COSTS

Rent: £525 PCM

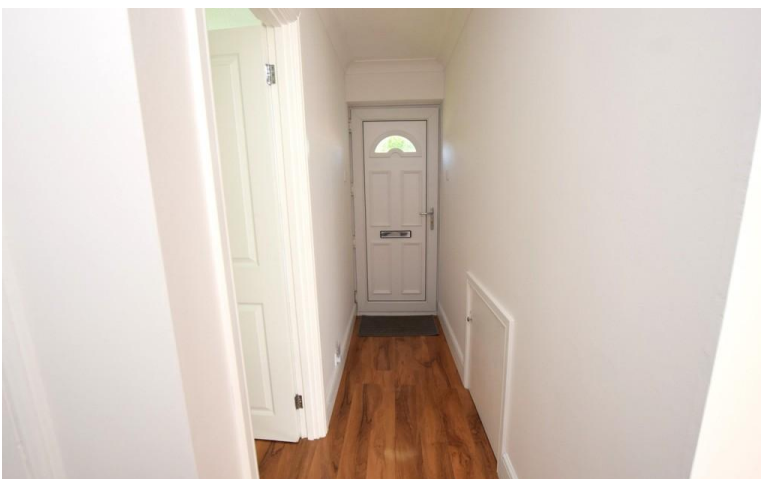
Security Deposit: £605

Holding Deposit: £121

Minimum Tenancy Term: 12 Months

#### REFERENCE & CREDIT CHECK

A holding deposit equal to 1 weeks rent is payable upon the start of your application.







Successful Applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The Holding Deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

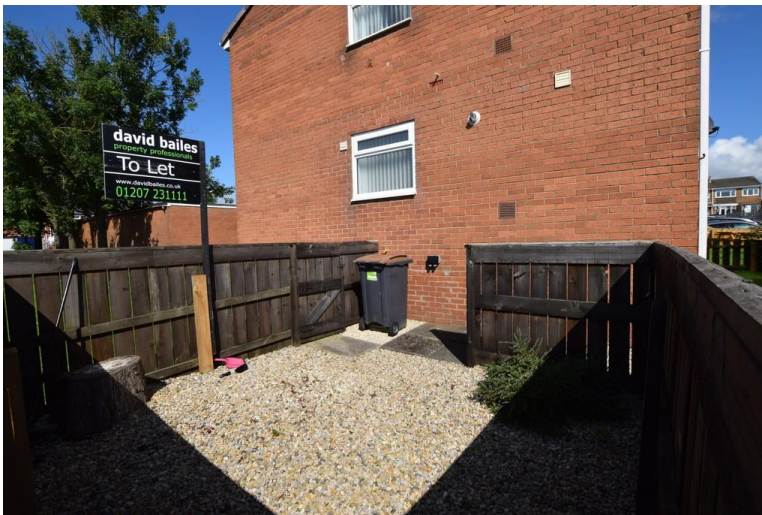


Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: Rent of £525 PCM x 12 = £6,300 x 2.5 = £15,750) This minimum income can be shared on a joint tenancy only.

Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £525 PCM x 12 = £6,300 x 3 = £18,900) (Or hold savings or pension(s) equal or more than this amount)



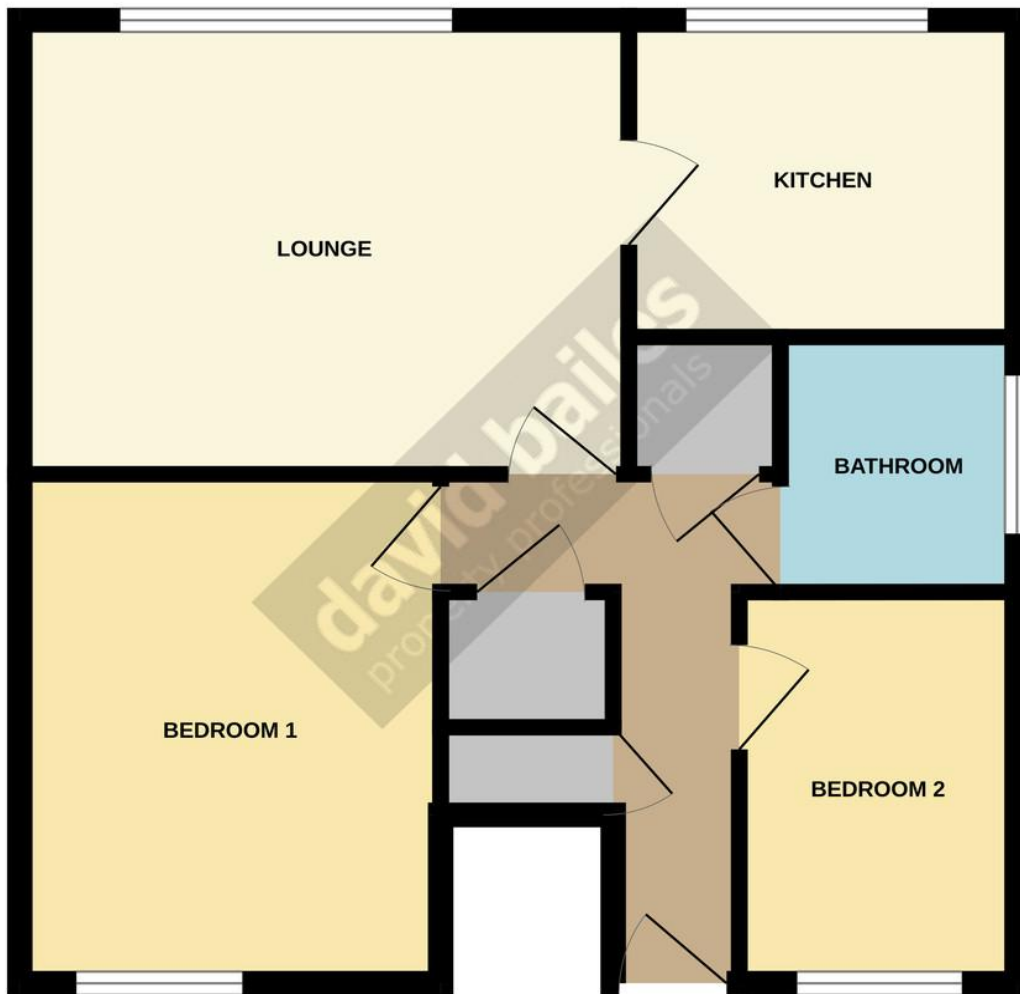
Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.







GROUND FLOOR  
47.9 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 47.9 sq.m. (516 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)  
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)  
01207231111

Mon – Fri 9am – 5.30pm  
Sat – 9am – 3pm

