



# 1 Dene Court

Cockshaw, Hexham, Northumberland, NE46 3EB

£850 pcm

Spacious well presented ground floor three bedroom flat in the popular market town of Hexham.

- Ground floor flat
- Three bedrooms
- Well presented
- Convenient location
- Double glazed
- Gas central heating
- Council tax band C
- EPC rating TBC

**Tel: 01434 608980**

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

Spacious well-presented ground floor three-bedroom flat in the popular market town of Hexham. The property comprises of; kitchen with a range of wall and base units, electric oven, extractor fan, plumbing for washing machine and space for fridge freezer. There are double doors leading to a bright living room, three bedrooms, one benefitting from built in wardrobes, useful storage in the hallway and a bathroom with bath, overhead shower, wash hand basin and WC.

## SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax band C. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

## DEPOSIT

£980 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



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