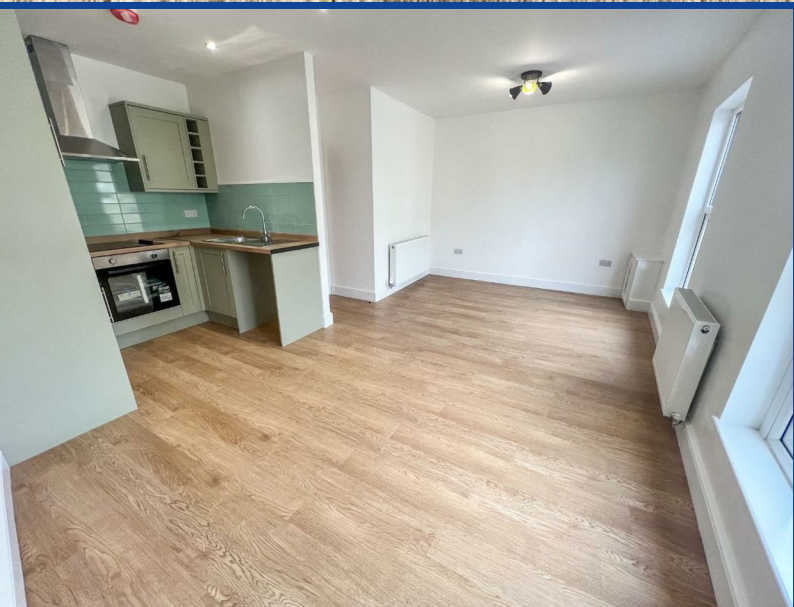




Station Road, Lanchester, DH7 0EX
2 Bed - Apartment
£750 Per Calendar Month

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First Floor Apartment ** Village Centre Location ** Fully Refurbished ** Local Amenities & Good Road Links ** Spacious Layout ** GCH & Upvc Double Glazing ** Unfurnished ** Early Viewing Advised **

The floor plan comprises; entrance hall with stairs to the main landing, small box room, double bedroom, modern shower room/WC, superb open plan living kitchen and dining area. Outside, the property is located in the heart of the Village with access to all its amenities. There are also good road links to surrounding Towns and Villages.

Lanchester is a picturesque village offering a blend of rural charm and modern convenience. Its tranquil setting is perfect for families, retirees, and professionals seeking a peaceful lifestyle, yet it's only a short drive from the bustling city of Durham, about 8 miles away. The village boasts a variety of local amenities including independent shops, cafes, pubs, and essential services like a post office and a medical centre. There are excellent schools in the area, making it ideal for families with children.

For leisure, Lanchester is surrounded by scenic countryside, perfect for walking and cycling, with the Lanchester Valley Walk being a local favourite. Transport links are well-served, with regular bus services to Durham and surrounding areas, while the nearby A691 provides easy access to the A1(M) for those commuting to Newcastle or further afield. Lanchester combines the appeal of village living with easy connectivity to major towns and cities, offering a serene yet practical location for prospective home buyers.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £750 | MINIMUM TENANCY 6 MONTHS

Specifications: No Pets, No Smokers

Required Earnings: Tenant Income - £27,000 Guarantor Income (If Required) - £27,000

Agents Notes

Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating/Electric/Oil

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



OUR SERVICES

Mortgage Advice

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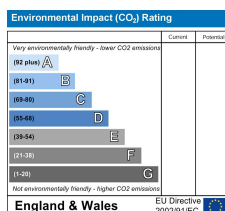
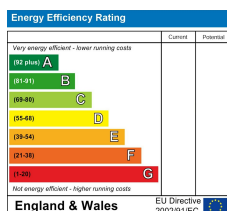
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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