

**Pickering Place, DH1 1EG**  
**2 Bed - Apartment**  
**£850 Per Calendar Month**

**ROBINSONS**  
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\* EXCELLENT LOCATION \* PARKING SPACE \* EN-SUITE FACILITIES \* CLOSES TO SHOPS, SCHOOLS AND MOTORING LINKS \*

A superb two bedroom ground floor apartment. The property benefits from UPVC double glazing and briefly comprises: hall, lovely lounge, attractive kitchen with beech style units incorporating stainless steel oven & hob, integral fridge freezer, washer and dish washer, 2 bedrooms - the master having en-suite and a white suite bathroom with part tiled walls. Externally there is allocated parking.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £850 | MINIMUM 12 MONTH TENANCY

Specifications: No Smokers, No Pets

Required Income: Tenant Income - £30,600 Guarantor Income (If Required) - £33,600

#### REDRESS

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

#### Agents Notes

Property Construction – Standard

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 - metered

Sewerage – Mains

Heating – Electric Heating

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.



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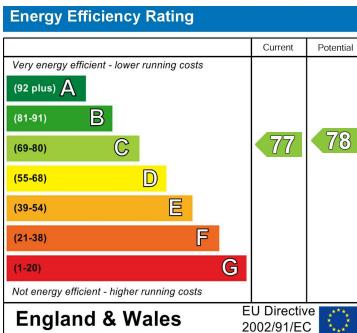
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## DURHAM

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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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