



**Station Avenue North, Fencehouses, DH4
6HT
1 Bed - Flat
£525 Per Month**

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Available to let on an unfurnished basis is this recently improved, very spacious, one bedroom first floor flat. The property has had a new bathroom suite and new carpets within the last couple of years, and will be professionally cleaned prior to a new tenant moving in.

The floorplan comprises of: entrance lobby with stairs to first floor, landing, large and inviting lounge, double bedroom, bathroom, and kitchen with some white goods.

This home is conveniently placed for amenities, recreational facilities and motoring links. Those wishing to travel throughout the region are well served, with good links to Newcastle, Gateshead, Durham, Sunderland, Chester le Street, and surrounding areas.

Bond £525

****Specifications: Unfurnished. No Pets or Smokers Allowed. ****

****Required earnings: Tenant Income £18,900. Guarantor Income £18,900 (if required)****

AGENT'S NOTES

Council Tax: Sunderland, Band A - Approx. £1,395

Energy Rating: D

Property Construction – Standard

Number & Types of Rooms – 2 Bedrooms, 1 reception room, 1 kitchen and 1 bathroom.

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website

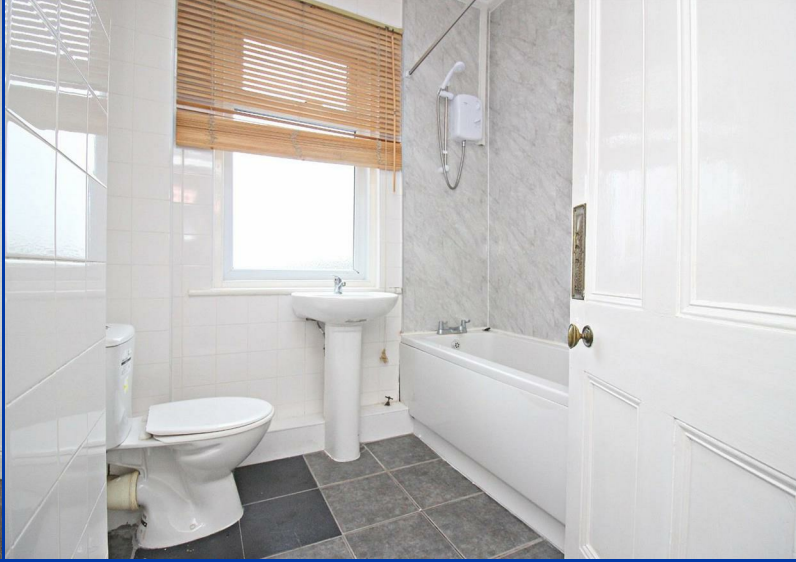
Estimated Broadband Download speeds – please refer to the Ofcom Website

Tenant specification: No pets or smokers.

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

Conveyancing

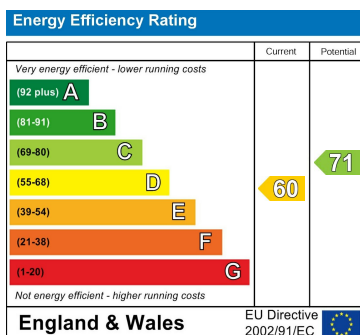
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet

DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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WYNYARD

The Wynd

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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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