Prebends Field, DH1 1HJ

2 Bed - Apartment

£750 Per Calendar Month

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First Floor ** Well Presented ** Garage / Driveway ** Upgraded Electric Heating ** Communal Gardens ** Popular Location ** Good Local Amenities & Road Links ** Early Viewing Advised

The property comprises: entrance, spacious open living room with dining area, kitchen, two double bedrooms and bathroom/wc with over bath shower. There is a garage with driveway parking and communal gardens mostly laid to lawn.

The property comes with sofa, breakfast bar chairs, double bed, dressing table, bed side units, storage unit, fridge, freezer, washing machine, oven and hob.

** The images are from before the current tenancy **

Prebends Field is well situated for access to local shopping and recreational facilities available within the development itself as well as Gilesgate. Gilesgate is also well placed for commuting purposes being just off the A(690) Durham to Sunderland Highway and is well placed for access to the A1(M) Motorway and the A(19) Highway.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - E

BOND £750

Required Earnings: Tenant Income - £27,000 Guarantor Income - £27,000

Entrance

Landing Entrance

Living Room
15'3 x 11'0 (4.65m x 3.35m)

Kitchen Breakfast
8'9 x 7'8 (2.67m x 2.34m)

Bedroom
10'4 x 9'0 (3.15m x 2.74m)

Bedroom
12'0 x 9'5 (3.66m x 2.87m)

Bathroom

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, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
No Gas
Electricity supply – Mains
Water Supply – Mains (metered)
Sewerage – Mains
Heating – Electric
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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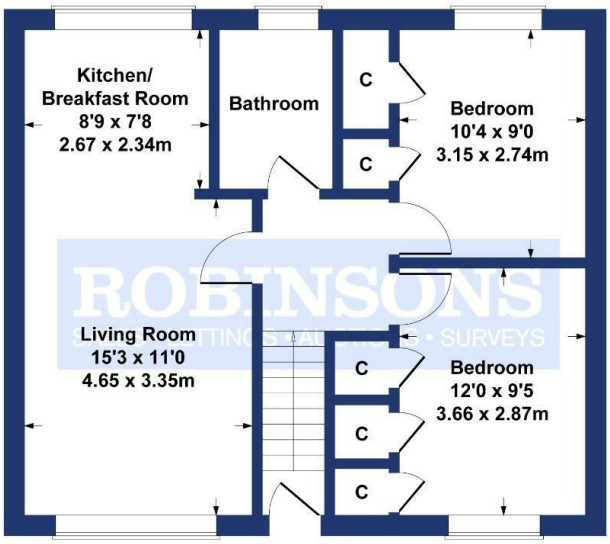
Dedicated Property Manager

Prebends Field

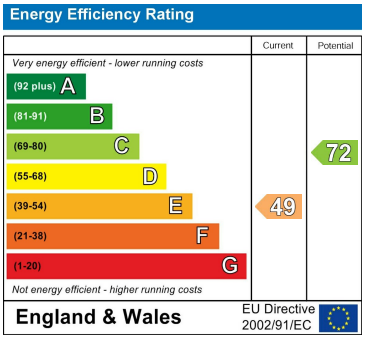
Approximate Gross Internal Area
635 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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