

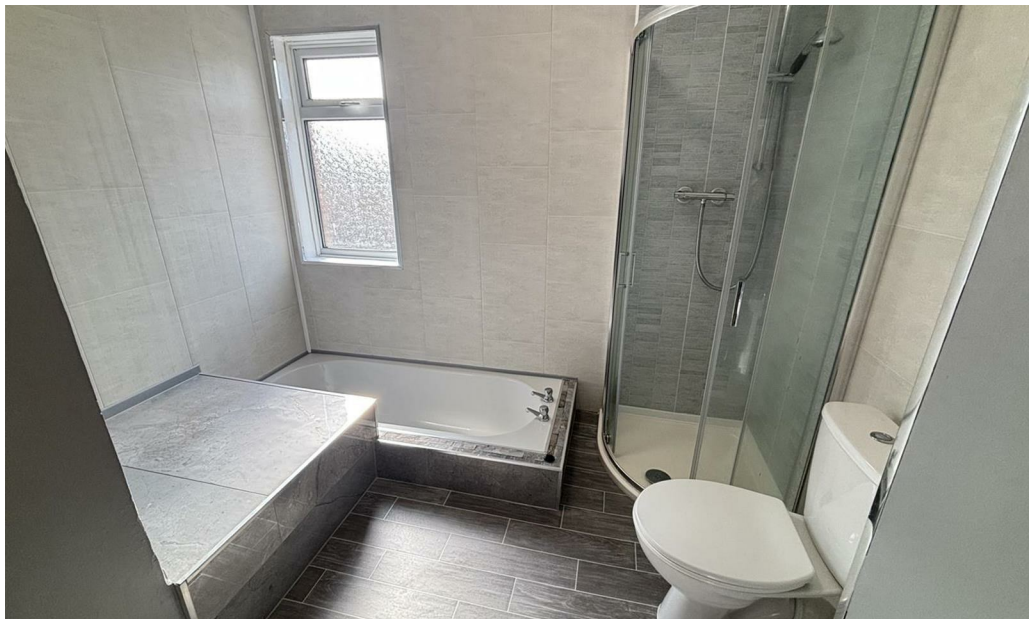


## Glens Flats

Durham DH6 1AR

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Glens Flats

## Durham DH6 1AR



- Available Immediately
- EPC Rating - C
- Spacious throughout

- Spacious first floor flat
- Two bedrooms
- New floorings

- Newly decorated
- Large kitchen with space to dine
- Garden

\* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY \*

Available immediately on an unfurnished basis, early viewing is essential of this spacious first floor flat with two bedrooms in the sought after village of High Pittington.

Newly decorated throughout and with new floorings, the floor plan comprises of an entrance hall, landing, spacious living room, large kitchen with space to dine, useful utility area and rear lobby, two well proportioned bedrooms and modern refitted bathroom/WC. Externally there is an enclosed garden and parking.

High Pittington enjoys a selection of local amenities including a highly regarded primary school and has good road access to Durham and to the A690 giving access to routes across the region.

### GROUND FLOOR

#### Entrance Hall

Entered via UPVC door. With stairs leading to the first floor.

### FIRST FLOOR

#### Landing

With radiator and access to the loft.

#### Living Room

13'9" x 11'4" (4.21 x 3.47)

Spacious reception room with a UPVC double glazed window to the front and radiator.

#### Kitchen/Diner

14'3" x 10'9" (4.35 x 3.30)

Large kitchen with space to dine. Fitted with a range of units having contrasting worktops incorporating a stainless steel and drainer unit and electric oven, radiator and UPVC double glazed window to the rear.

#### Bedroom One

10'4" x 8'11" (3.15 x 2.73)

Double bedroom with a UPVC double glazed window to the front, storage cupboard and radiator.

#### Bedroom Two

10'1" x 7'11" (3.08 x 2.42)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

#### Utility Space and Rear Lobby

With plumbing for a washing machine, wall mounted combi boiler and UPVC double glazed window to the side. A door leads to stairs providing access to the rear garden.

#### Bathroom/WC

10'3" x 8'10" (3.14 x 2.70)

Modern refitted bathroom comprising of a panelled bath, cubicle with mains shower, pedestal wash basin and WC. Having a radiator and UPVC double glazed opaque windows to the rear and side.

#### EXTERNAL

There is an enclosed, low maintenance garden to the rear of the property.

#### Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one month's rent.

#### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

#### Reposit - Rent Without Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

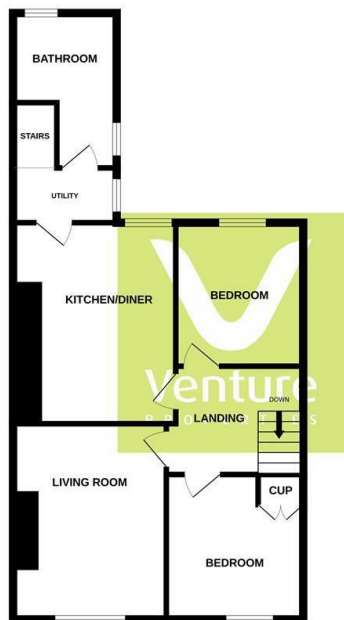
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

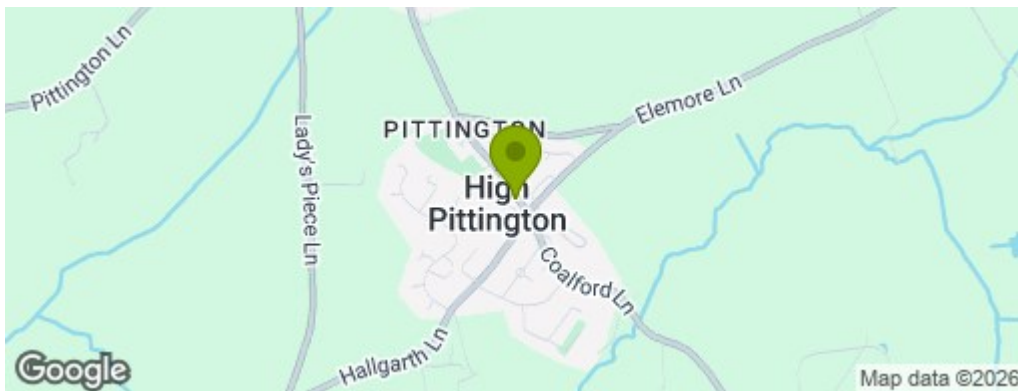
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FIRST FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, planner and developer make no claim to the accuracy of the floorplan and no guarantee as to their quality or efficiency can be given.  
Made with Merge3D/2025



## Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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