



## Highfield Rise

Chester-le-street DH3 3UY

£610 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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# Highfield Rise

Chester-le-street DH3 3UY



- Immaculate, substantial one bedroomed first floor flat
- Electric night storage heating
- Spacious lounge with bay window
- Communal gardens

- Double bedroom with fitted wardrobes
- Allocated parking

Welcome to this charming flat located in the desirable area of Highfield Rise, Chester-le-Street. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The flat features one spacious bedroom, which is perfect for restful nights and personal retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort. The modern fitted kitchen offers a generous amount of space, this flat is one not to be missed.

One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in today's busy world. This feature adds to the convenience of living in this lovely flat, allowing you to come and go with ease. Externally there are communal gardens.

Highfield Rise is a sought-after location, offering a peaceful residential atmosphere while still being close to local amenities, shops, and transport links. This makes it an excellent choice for those who appreciate both tranquillity and accessibility.

EPC rating C  
Council tax band B

Rent £610.00 PCM  
Holding Deposit £140.76  
Deposit £703.84

## COMMUNAL ENTRANCE

Intercom security entrance door. Stairs to first floor.

## ENTRANCE HALL

With intercom security entrance telephone, wall mounted electric wall heater.

## LOUNGE

15'5" x 13'10" (4.70 x 4.22)

Spacious lounge with sunny aspect, wall mounted electric heater, UPVC double glazed bay window.

## KITCHEN

Fitted with an excellent range of Maple effect wall/base units, ample worktops, 1½ bowl stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in electric hob/oven/extractor, wall mounted electric heater, inset spotlighting, laminate floor, UPVC double glazed window.

## DOUBLE BEDROOM

13'8" (narr) x 11'2" (4.17 (narr) x 3.40)

Fitted wardrobes, wall mounted electric heater, UPVC double glazed window.

## BATHROOM/WC/SHOWER

Fitted with white suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc, tiled splashbacks, ceramic tiled floor, extractor.

## OUTSIDE

Communal gardens, allocated parking.

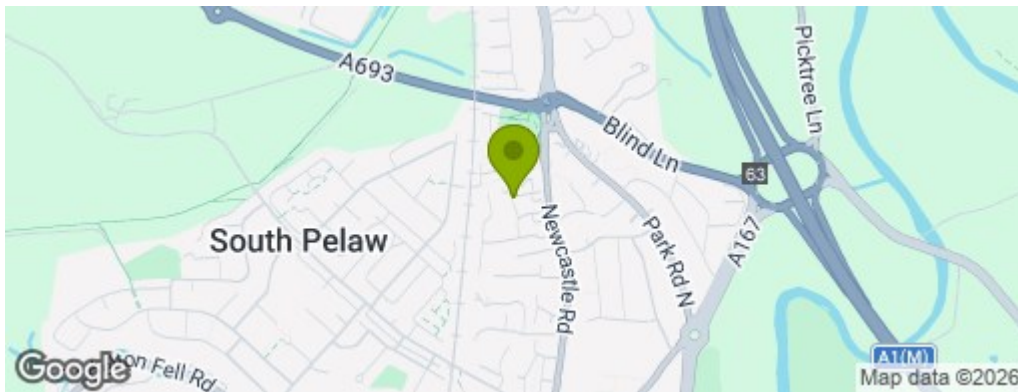
## Holding deposit and deposit

Holding Deposit And Deposit - 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 deposit, payable on the day you move in, equivalent to 5 weeks' rent.



## Property Information

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