



Quebec Street
Langley Park DH7 9XA
£850 Per Month

V
Venture
PROPERTIES



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Quebec Street

Langley Park DH7 9XA



- Something a little different
- EPC RATING - E
- Luxurious bathroom

- Beautifully presented and finished to a high standard
- Three bedrooms
- Remote controlled blinds to the windows

- Quality fixtures and fittings
- Contemporary kitchen with island
- Central village location

If you are looking for something a little different, this unique property has been beautifully finished with high quality fixtures and fittings. Enjoying a central location within the popular village of Langley Park, with a wide selection of amenities on your doorstep, along with easy road and public transport links.

The impressive floor plan comprises of a welcoming entrance and hallway, a contemporary kitchen with a range of appliances and central island, large living room with media wall, three well proportioned bedrooms and a truly luxurious bathroom. Externally there is an enclosed courtyard to the rear.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Welcoming hallway entered via composite door. With staircase leading to the first floor, wood flooring and radiator.

Inner Hall

Leading to the kitchen with wood flooring and a useful storage cupboard.

Kitchen

14'7" x 8'1" (4.46 x 2.48)

An impressive kitchen fitted with a contemporary range of units including a central island with coordinating work surfaces incorporating a sink unit with hot and cold filter tap, a double oven and hob, an integrated fridge, freezer, washing machine and wine cooler. Further features include a UPVC double glazed window to the side, wood flooring, recessed and feature lighting, along with an external door to the rear.

FIRST FLOOR

Landing

A large galleried landing a radiator and access to the loft which is boarded for storage.

Living Room

15'8" x 13'9" (4.80 x 4.20)

Beautifully finished with a media wall housing an inset fireplace, ornate cornice with feature lighting, a radiator and UPVC double glazed window to the front.

Bedroom One

15'8" x 10'4" (4.80 x 3.17)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

10'2" x 9'4" (3.10 x 2.85)

Double bedroom with a UPVC double glazed window to the rear and radiator.

Bedroom Three

12'9" x 7'0" (3.90 x 2.15)

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

Bathroom/WC

13'3" x 7'10" (4.05 x 2.40)

Luxurious bathroom comprising of a freestanding bath with hand held shower, a walk in cubicle with rainfall shower, a vanity unit with his and hers sinks, as well as a WC with built in bidet function. Further features include fully tiled walls and

ceiling, a heated towel rail, recessed spotlighting, an extractor fan, an illuminated mirror and two UPVC double glazed opaque windows to the side.

EXTERNAL

To the rear of the property is an enclosed courtyard.

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.

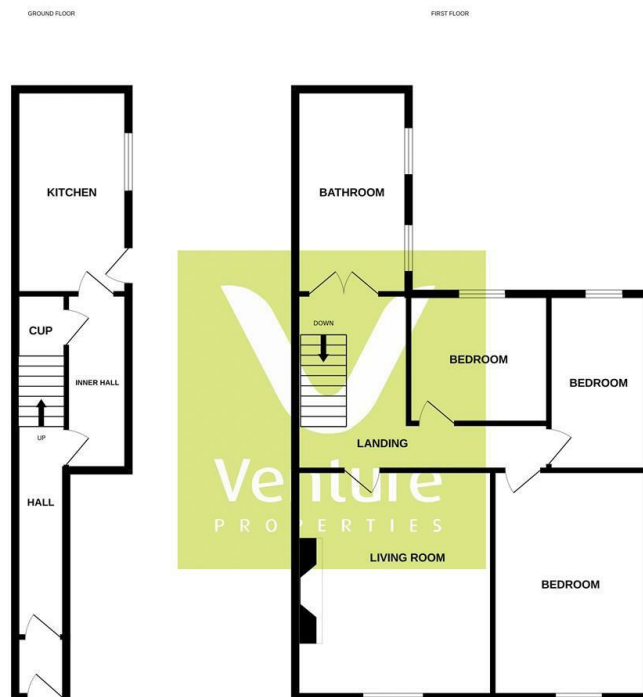
You will lose your Holding Deposit if any of the following occurs:

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 months rent.

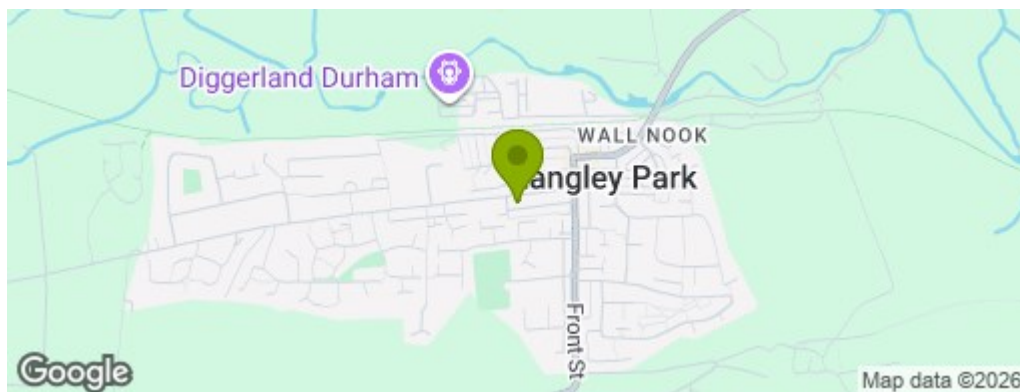
Bond/Deposit

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



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 guidance purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

Property Information



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