






**Lambton View, Rainton Gate, DH4 6QL**
**2 Bed - Apartment**
**£650 PCM**

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Early Viewing Advised ** Convenient Location ** First Floor Apartment ** Well Presented and Spacious ** Parking Space ** Outskirts of Durham & Sunderland ** Good Commuting Links ** Images are from a previous tenancy and viewing is advised **

Offered on a part furnished basis, the accommodation in brief comprises; communal entrance with stairs to all floors, hallway, open plan lounge, dining area and modern fitted kitchen. There are two bedrooms. The property also boasts UPVC double glazing throughout and gas central heating via a combination boiler. Externally there are communal gardens and allocated parking space.

West Rainton is a picturesque village on the outskirts of Durham City, offering a serene semi-rural lifestyle while maintaining convenient access to nearby urban centres. The village offers a variety of amenities and a Primary School.

Transport links are excellent, with the A690 running adjacent to the village, providing direct routes to both Durham City and Sunderland. The A1(M) motorway is also easily accessible, ensuring smooth connections to the wider North East region, making commuting straightforward and efficient.

West Rainton is surrounded by beautiful countryside, perfect for scenic walks and outdoor activities. Nearby, Ramside Hall Hotel offers two golf courses, an award-winning spa, and a high-quality gym, providing fantastic leisure options for residents. Durham City Centre is just a short drive away, featuring a wealth of high street stores, restaurants, and cultural attractions.

Council Tax Band - B Annual Cost - £1944.42

EPC Rating - C

BOND £650

Required Earnings: Tenant Income - £23,400 Guarantor Income (If Required) - £23,400

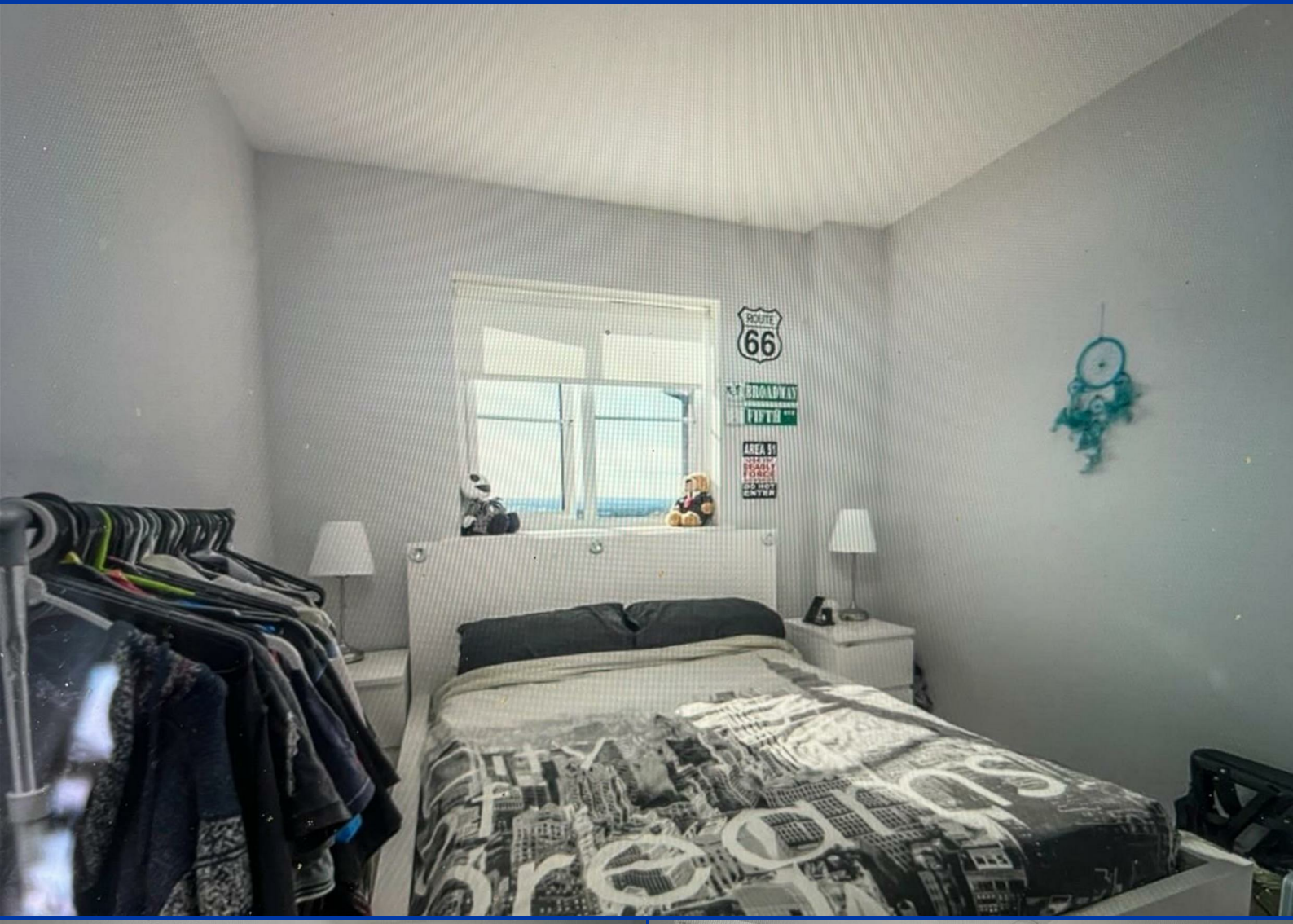
**REDRESS**
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

**Agent Notes**
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas
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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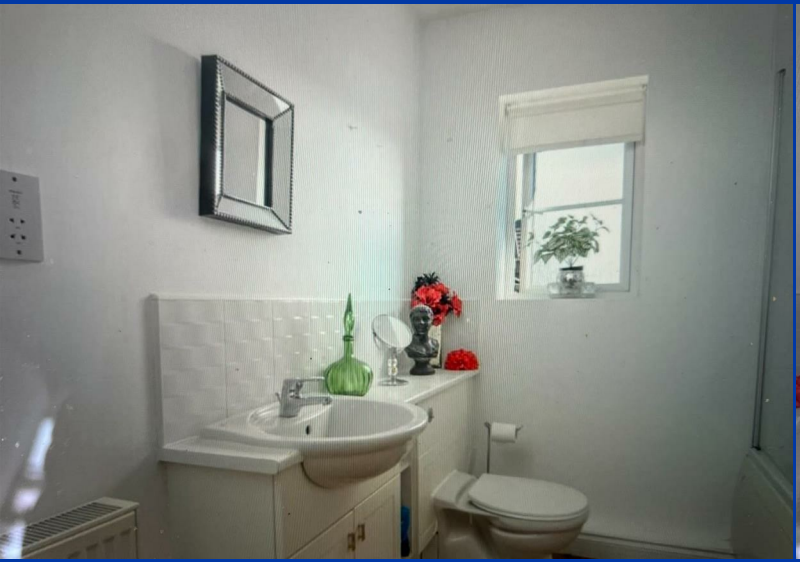
FIFTH
AREA 51





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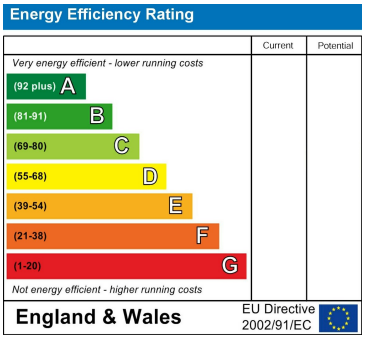



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RICS

ARLA Association of Residential Letting Agents

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