



Meadow Rise

Meadowfield DH7 8UH

£600 Per 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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Meadow Rise

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- Open plan living
- EPC RATING - C
- Allocated parking space

- Impressive living and dining room with kitchen
- Modern bathroom
- Regular public transport services to the city

- Two bedrooms
- Secure entry system
- Located on the A690 for commuting

Venture Properties are delighted to offer the opportunity to rent this well presented top floor apartment, situated in this ever popular modern development in Meadowfield.

The property has a spacious floor plan comprising of an impressive open plan living area with a modern fitted kitchen and space for a dining table, two well proportioned bedrooms and bathroom, which has a jack and jill door to bedroom one. Externally there are communal gardens and an allocated parking space.

Meadow Rise is located within walking distance to a local shops, leisure facilities and schools. It also has excellent transport links to Durham City, situated 3 miles distant, via the A690.

Early viewing is highly recommended to take advantage

Hallway

With airing cupboard and electric heater.

Open Plan Living/Dining Room and Kitchen

24'4" x 9'8"

Impressive open plan reception room and kitchen. The lounge and dining area has two UPVC double glazed windows to the rear with views, electric heater, TV aerial point and telephone for the secure entry system.

The kitchen area is fitted with a modern range of wall and floor units having contrasting work tops incorporating a stainless steel sink unit with mixer tap, built in stainless steel oven, electric hob with extractor over and washing machine. Having tiled splash backs, fridge/freezer space, plumbing for a dishwasher, further UPVC double glazed window and electric heater.

Kitchen

Bedroom One

12'7" x 9'0" (3.86 x 2.76)

Double bedroom situated to the front with a UPVC double glazed window, electric heater, and Jack & Jill door to the bathroom.

Bedroom Two

9'0" x 6'11" (2.75 x 2.11)

The second bedroom is also situated to the front with a UPVC double glazed window, built in single wardrobe and electric heater.

Bathroom/WC

9'0" x 5'8" (2.75 x 1.74)

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and WC. Having tiled splash backs, extractor fan, heated towel rail, UPVC double glazed opaque window to the rear and additional door to the hall.

EXTERNAL

Having an allocated parking space and communal garden.

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.

