



## Kings Court

Pelton, Chester Le Street DH2 1LT

£525 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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# Kings Court

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Situated in the village of Pelton, this well-presented one-bedroom apartment in Kings Court offers a delightful living space for those seeking comfort and convenience.

As you step into this second-floor apartment, you are greeted by a welcoming entrance leading to a cosy lounge, perfect for relaxing or entertaining guests. The kitchen has a built in oven/hob and intergrated fridge freezer.

The property boasts a bright and airy bedroom, providing a peaceful retreat at the end of the day. The white family bathroom with a WC and shower offers both style and functionality.

With the added convenience of gated parking for one vehicle, you can rest assured that your car is safe and secure. The gas central heating via radiators ensures warmth throughout, while the UPVC double glazed windows add to the energy efficiency of the apartment.

Don't miss the opportunity to make this lovely apartment your own. Contact us today at 0191 3729898 to schedule a viewing. This property is a true gem, close to local amenities and easy access to the A1, viewing is highly recommended.

Rent £525.00  
Holding fee £121.15  
Deposit £605.76

Epc rating C  
Council tax band A

## Entrance

Communal door with entry code

## Lounge

16'6" x 15'7" (5.03 x 4.75)

With 2 x UPVC double glazed windows, radiator, TV point, open to kitchen

## Kitchen

9'0" x 6'6" (2.74 x 1.98)

Fitted with a range of wall and base units, contrasting worktops, gas hob/electric oven and extractor, plumbing for an automatic washing machine, integrated fridge and freezer, sink unit and drainer

## Bedroom

10'4" x 8'6" (3.15 x 2.59)

With UPVC double glazed window, radiator, TV point, telephone point

## Bathroom / Wc

Fitted with a white suite comprising of a low level wc, pedestal wash hand basin, panelled bath with shower over, shower screen, tiled splashbacks, extractor fan

## External

One allocated parking space via gated access.

## HOLDING DEPOSIT AND DEPOSIT

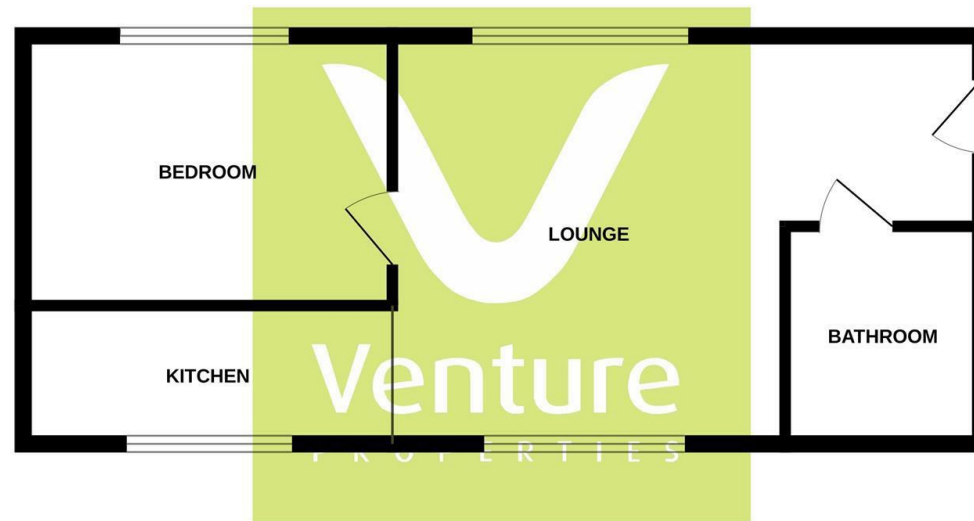
Holding Deposit And Deposit - All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day 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:

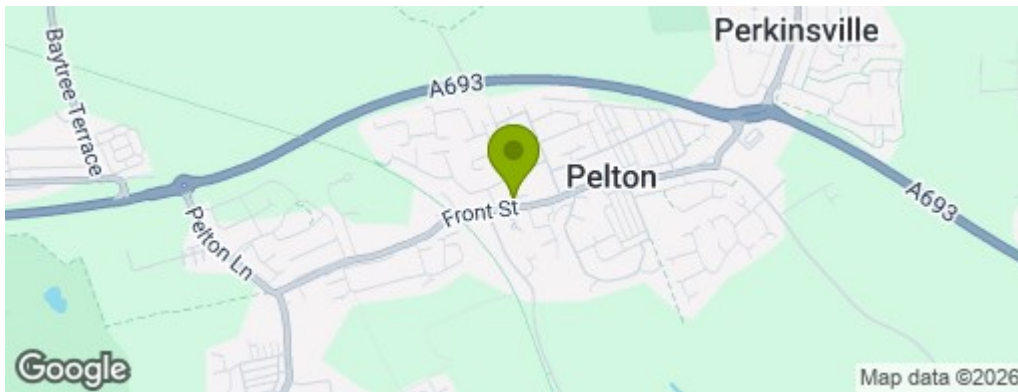
- 1.You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
- 2.You fail a Right to Rent check and are not eligible to reside in the UK.
- 3.You withdraw your application.
- 4.You drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.

## 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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