

STUART EDWARDS



Arcadia

Ouston, Chester Le Street DH2 1RF

- AVAILABLE IMMEDIATELY
 - 1 BEDROOM
- BATHROOM WITH BATH & ELECTRIC SHOWER
 - UNFURNISHED
- CLOSE TO BIRTLEY & CHESTER-LE-STREET TOWN CENTRE
- FIRST FLOOR FLAT
 - FITTED KITCHEN
- ON STREET PARKING
- EXCELLENT ROAD LINKS

£500 Per Month Per Month





FULL DESCRIPTION

Accessed via an entrance hallway with doors leading through to the open plan lounge/kitchen with large UPVC double glazed window in the lounge helping flood the room with an excellent degree of natural light and fitted kitchen with oven, hob and extractor hood. Additionally there is a double bedroom and full bathroom suite with an electric shower. Electric central heating and UPVC double glazing throughout.

Externally there is on street parking.

Ouston sits just over a mile north of Chester-le-Street and a short distance from the A1(M), making it a popular commuter base. Being just minutes from this major motorway, helping to provide rapid road access north to Newcastle upon Tyne and Gateshead, and south to Durham and Sunderland. Sure to prove popular, therefore early reservation is strongly recommended to avoid disappointment.

ENTRANCE LOBBY

OPEN PLAN LOUNGE/KITCHEN

18'2" x 9'1"

BEDROOM 1

11'8" x 7'6"

BATHROOM

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8511-7522-2549-5391-1902>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

All fees we charge comply with the Tenant Fees Act 2019 (as amended by the Renters' Rights Act 2025).

A refundable holding deposit of up to one week's rent to reserve a property. This is deductible from the first month's rent (subject to the terms of the holding deposit agreement).

A refundable tenancy deposit of up to five weeks' rent

A charge of up to £50 (or our reasonable costs if higher) for variation, assignment, or novation of a tenancy when requested by the tenant

The reasonable cost of replacing lost keys or security devices (supported by evidence of the actual cost incurred)

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

Council Tax Band: A
EPC Rating: D

1 & 2 Blue Coat Buildings, Claypath,
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.