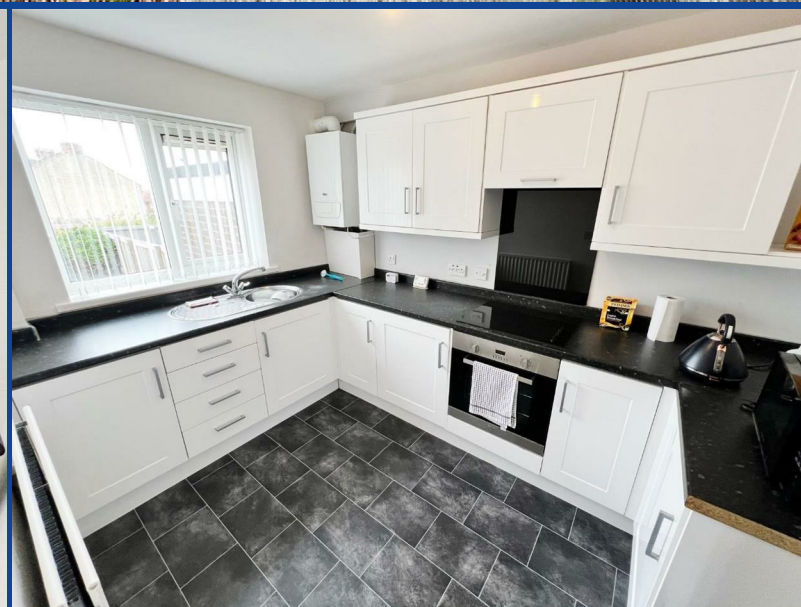
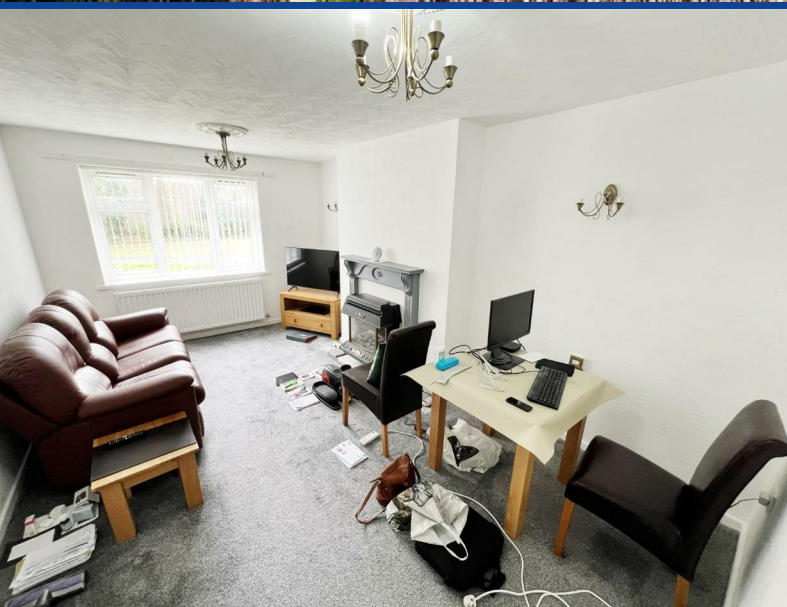




Princess Court, Spennymoor, DL16 7NE
2 Bed - Flat
£550 PCM

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Welcome to Princess Court, a charming ground floor flat located in the heart of Spennymoor, County Durham. This well-presented property boasts two generously sized bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

The modern kitchen is designed for both functionality and style, providing a delightful space for culinary enthusiasts to prepare meals. The flat also features an easy-to-maintain garden, perfect for enjoying the outdoors without the burden of extensive upkeep.

One of the standout features of this property is its prime location. It is an excellent choice for commuters, with superb transport links to nearby Durham City, Darlington, and Teesside. This connectivity opens up a wealth of employment opportunities and leisure activities, ensuring that you are never far from the action.

Additionally, the flat is conveniently situated close to Spennymoor Town Centre, where you will find a variety of local shops, schools, and essential amenities. This proximity ensures that all your daily needs are easily accessible, enhancing your living experience.

In summary, Princess Court offers a perfect blend of comfort, convenience, and modern living in a desirable location. This property is sure to meet your expectations and provide a welcoming home.

Tenant Earnings: £16,500 per year
Guarantor Earnings: £19,800 per year
EPC Rating C
Council Tax Band A

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Externally

Redress

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

Agent Notes

Electricity Supply: Mains
Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

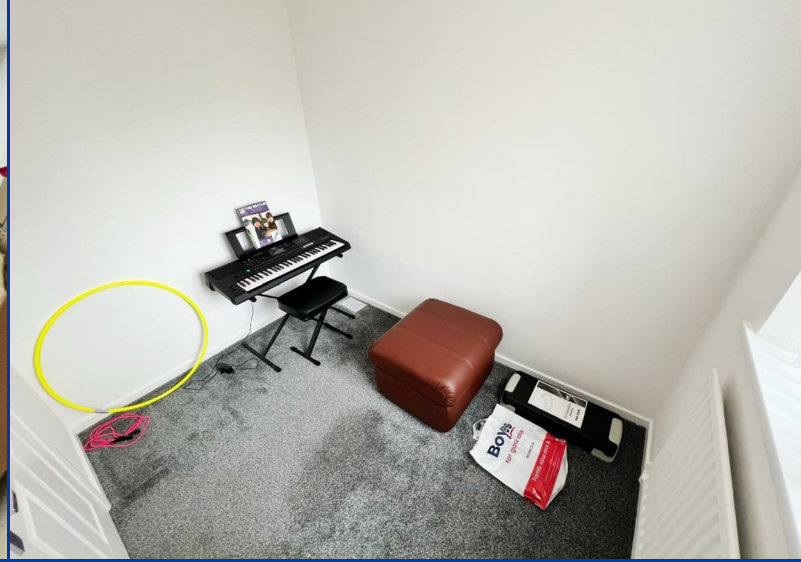
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,703.96 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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