



Market Place

, Bishop Auckland DL14 7NP

- 1ST FLOOR APARTMENT
 - LOUNGE
- BATHROOM WITH BATH & ELECTRIC SHOWER
 - NEW CARPETS
- IN THE HEART OF BISHOP AUCKLAND
- 2 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN & HOB
 - GATED ALLOCATED PARKING SPACE
 - AVAILABLE IMMEDIATELY, UNFURNISHED

£700 Per Month

Council Tax Band: B EPC Rating:

FULL DESCRIPTION

Well presented first floor apartment situated in the heart of Bishop Auckland with views over the Market Place to the front and Auckland Castle to the rear. Available immediately on an unfurnished basis. Accessed via a communal hall with intercom entry system, the flat welcomes you with an entrance hall with storage cupboard, lounge with feature fire place and double doors opening onto the kitchen with integrated oven and hob. There are also 2 well proportioned bedrooms and a bathroom suite with bath and electric shower. Externally there is a gated courtyard with an allocated parking space. Benefiting from gas central heating with radiators to all rooms and newly fitted carpets. Situated within the vibrant Market Place, this property is ideally situated just a stone's throw from the town centre, providing easy access to a variety of local shops, supermarkets, cafés, restaurants, and pubs. The nearby Auckland Park and the new visitor centre, along with other local attractions. Sure to prove extremely popular, therefore early reservation is strongly recommended.

ENTRANCE HALLWAY

Storage cupboard.

BEDROOM

8'3" x 11'7"

Double radiator and coved ceiling.

BATHROOM

5'8" x 11'7"

INNER HALLWAY

Double radiator and coved ceiling.

LOUNGE

12'9" x 16'1"

Double radiator and feature fire place with surround

DINING ROOM

12'1" x 8'5"

Cupboard housing combi boiler, double radiator and double doors to kitchen.

KITCHEN

6'1" x 13'2"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor. Tiled splashbacks, vinyl flooring and double radiator.

BEDROOM

8'9" x 12'8"

Coved ceiling, double radiator and a range of fitted wardrobes.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8268-7224-5940-9722-0902>

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.

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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.

