



King Albert Place

Crook DL15 9DQ

£675 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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King Albert Place

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- Brand New Fitted Kitchen
- EPC Grade D
- UPVC Double Glazed

- Fully Redecorated
- Front Garden
- Gas Central Heating

- All New Carpets
- Rear Yard
- Single Garage

Let Agreed Prior To Marketing

A well presented three bedroom end terrace property located within walking distance of all town centre amenities. Redecorated throughout with new carpets, as well as newly fitted kitchen, the property is ready for a tenant to move straight into. With gas fired central heating and UPVC double glazing.

The accommodation briefly comprises entrance hallway, lounge with fireplace, separate dining room and fitted kitchen. Whilst to the first floor there are three bedrooms and a family bathroom.

Externally, the property has front garden forecourt, rear enclosed yard and attached single garage.

Viewing comes highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Porch

UPVC double glazed front entrance door, dado rail, cloak hooks, timber and glazed door through to

Entrance Hallway

Central heating radiator, staircase to the first floor, dado rail, decorative arch and corbel

Lounge

15'03 x 10'09 (4.65m x 3.28m)

With timber fire surround, inset and hearth with electric fire, UPVC double glazed bow window, double central heating radiator, coving to ceiling, open through to:

Dining Room

12'05 x 11'08 (3.78m x 3.56m)

UPVC double glazed window, coving to ceiling and central heating radiator

Inner Hallway

Timber door to under stairs cupboard

Kitchen

15'02 x 8'04 (4.62m x 2.54m)

With a range of Grey High Gloss wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window, integral appliances including electric oven, electric hob, extractor hood over, plumbing and space for washing machine, laminated floor, spotlighting, wall mounted gas boiler, double central heating radiator, UPVC double glazed rear entrance door

First Floor

Landing

Dado rail, loft space and UPVC double glazed window

Bathroom/wc

With a white panelled bath, mains shower over, shower screen, wc, pedestal wash hand basin, opaque UPVC double glazed window, tiled splash backs, and heated towel rail

Bedroom One

13'10 x 9'03 (4.22m x 2.82m)

UPVC double glazed bow window and central heating radiator

Bedroom Two

12'04 x 9'01 (3.76m x 2.77m)

UPVC double glazed window, central heating radiator and picture rail

Bedroom Three

11'03 x 5'05 (3.43m x 1.65m)

UPVC double glazed window, central heating radiator and fitted wardrobes

Exterior

Immediately to the front of the property there is a garden forecourt which is low maintenance and has slate borders, however to the rear there is an enclosed yard and single attached garage

Energy Performance Certificate

To view the Energy Performance Certificate, please click the following link:

Holding Deposit/ 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 5 weeks' rent.

Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains PRE PAYMENT METERS

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good Inside and Outside

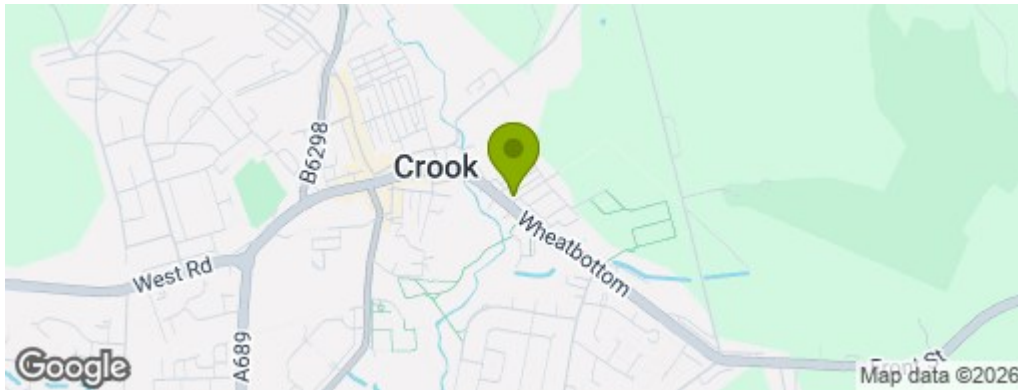
Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)

Energy Performance Certificate Grade D

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



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