



**Hopgarth Court, DH3 3SE**  
**1 Bed - Flat**  
**£595 Per Calendar Month**

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\* FULLY REFURBISHED \* STYLISH NEW KITCHEN AND SHOWER ROOM \* NEW HEATING SYSTEM AND RE-WIRED \* NEW BLINDS AND FLOORING \* ALLOCATED CAR PARKING SPACE \* AN ABSOLUTE MUST VIEW \*

A wonderfully refurbished apartment, located in an exclusive cul-de-sac development nestled in the heart of Chester le Street. This charming first-floor apartment offers a unique blend of comfort and convenience, making it an ideal choice for discerning renters. Boasting a prime location, residents benefit from easy access to the town centre's vibrant array of shops, restaurants, bars, and leisure facilities. Additionally, excellent transport links to Durham City, Gateshead, Newcastle upon Tyne, and Sunderland are just moments away, including a nearby railway station on the main east coast line, facilitating effortless commuting.

Step inside this well-appointed property to find a thoughtfully designed layout comprising a welcoming hall, a generously sized lounge, and a stunning refitted kitchen adorned with high quality wall and base units and integrated appliances. The apartment further offers a comfortable double bedroom with storage, and a modern shower room, ensuring both practicality and comfort.

There is also new electric heating and uPVC double glazing throughout.

Hopgarth Court's courtyard-style development features allocated residents' parking, and visitor parking, enhancing the overall lifestyle experience. Outside the property, Chester le Street's high street beckons, offering a myriad of amenities within walking distance, including the picturesque Riverside Park, perfect for leisurely strolls and outdoor activities.

This rare opportunity to secure a modern, easily maintained property presents an irresistible proposition for those seeking the ultimate in urban living.

Bond: £595

\*\*Specifications: Furnished. No pets allowed. No smokers allowed. Professionals Only\*\*

\*\*Required earnings: Tenant Income £17,850. Guarantor Income £21,420 (if required)\*\*

#### Hallway

#### Lounge

#### Kitchen

#### Bedroom

#### Shower Room

#### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Tenure: Leasehold

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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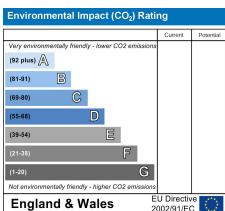
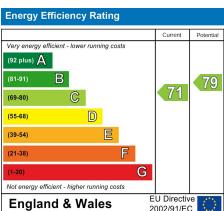
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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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