



**Findon Hill, Sacriston, DH7 6LR**  
**2 Bed - Apartment**  
**£650 Per Month**

**ROBINSONS**  
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**PARKING \* EXCELLENT RANGE OF FIXTURES AND FITTINGS \* BEAUTIFUL SCENIC VIEWS \* DECEPTIVELY SPACIOUS \* MUST BE VIEWED \*\***

Offered to the market unfurnished is this modern, two bedroom executive style apartment. Having a high range of fixtures and fittings throughout the property has a floor plan comprising of: communal entrance lobby accessed via secure intercom system, stairs to first floor, hallway, stunning living kitchen with French doors opening onto a Juliet style balcony with fantastic panoramic scenic views, two good sized bedrooms and an attractive bathroom. Externally there is allocated car parking for two cars.

Findon Hill is located in the traditionally popular village of Sacriston which has good access to schools, amenities, recreational facilities and motoring links. In our opinion the property should appeal to a variety of potential purchasers and we would strongly recommend an early internal inspection.

Bond: £650

**\*\*Specifications: Unfurnished\*\***

**\*\*Required earnings: Tenant Income £23,400 . Guarantor Income £23,400 (if required)\*\***

#### **ENTRANCE HALLWAY WITH STAIRS TO FIRST FLOOR**

##### **Hallway**

##### **Living Kitchen**

##### **Bedroom 1**

##### **Bedroom 2**

##### **Bathroom**

##### **Agent Notes**

Council Tax: Durham County Council, Band A - Approx. £1,701

Energy Rating: B

Property Construction – Standard

Number & Types of Rooms – 2 Bedrooms, 1 reception room/kitchen and 1 bathroom.

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

##### **Redress**

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







# OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

**Findon Hill**  
Approximate Gross Internal Area  
686 sq ft - 64 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 83      | 83        |
| EU Directive 2002/91/EC                     |         |           |

## DURHAM

1-3 Old Elvet  
DH1 3HL

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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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

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