





The Firs, Kimblesworth, DH2 3NX
2 Bed - Apartment
£750 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* PHENOMENAL FULL LENGTH PENTHOUSE APARTMENT * OVER 1,000 SQ FT * HIGH QUALITY FIXTURES AND FITTINGS - ALL FURNITURE SHIPPED FROM THE US * VERY SPACIOUS * ALLOCATED AND VISITOR CAR PARKING * VIEWS TOWARDS COUNTRYSIDE * A TRUE ONE OFF *

A very rare opportunity to rent this simply stunning, full-length penthouse apartment which is presented to a high standard throughout.

Externally, the property comes with allocated car parking and visitor parking bays. Access is via a secure telephone intercom system. Internally the property has an entrance lobby which has stairs leading to a 22ft+ hallway. Benefiting the hallway is a sizeable storage area / utility space. The living / dining room is light, airy and very welcoming with two walk-in bay windows and measures over 29ft in length. The kitchen has a range of good quality wall and base units and breakfasting bar, along with gorgeous worktops and a range of integrated appliances.

The master bedroom is of exceptional size and leads to a lovely en-suite room with double size shower. There is a further double bedroom, and a white suite family bathroom. Along with several windows, six velux windows allow for lots of natural light to flow throughout the property, giving it a superb sense of space.

The development offers excellent access to motoring links including the A1(m) and A167 highways which provides access to other regional cities including Durham, Newcastle Upon Tyne, Chester le Street and Gateshead. Nearby facilities are also available including the Arnison Centre which offers a wide range of amenities.

In our opinion this property should suit a wide variety of potential tenants and only upon internal inspection can the quality be truly appreciated.

Bond: £750

Specifications: Part furnished. Families Welcome. No pets allowed. No smokers allowed

Required earnings: Tenant Income £27,000. Guarantor Income £27,000 (if required)

n.b the photos were taken in 2024 before current tenant moved in

Entrance Lobby

Hallway

Lounge

Kitchen

Bedroom

En-Suite

Bedroom

Bathroom

External
Allocated parking space

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 6 Mbps, Superfast 79 Mbps
Mobile Signal/Coverage: Average
Council Tax: Durham County Council, Band A - Approx. £1,621 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.

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











OUR SERVICES

Mortgage Advice

Conveyancing

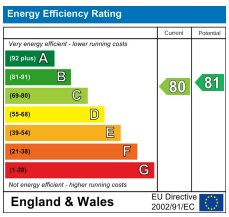
Surveys and EPCs

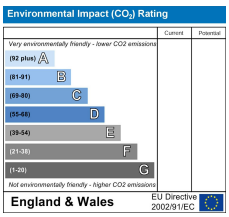
Property Auctions

Lettings and Management

Strategic Marketing Plan

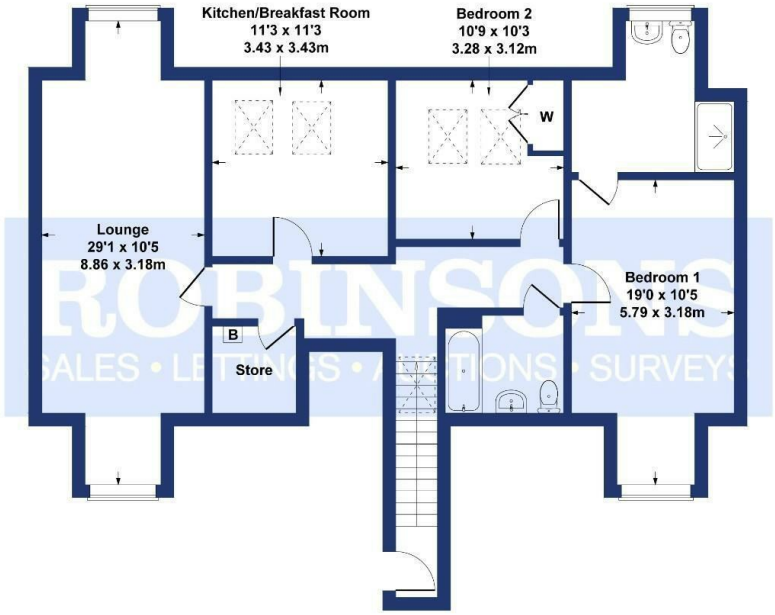
Dedicated Property Manager





The Firs

Approximate Gross Internal Area
1021 sq ft - 95 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. 2022

DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.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 efficent 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.