



**Glens Flats, High Pitington, DH6 1AR**  
**2 Bed - Apartment**  
**£475 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

TWO BEDROOMS \* GROUND FLOOR FLAT \* GAS CENTRAL HEATING \* SOUGHT AFTER VILLAGE \* CLOSE TO SCHOOLS AND A MOTORING LINKS \*

A good size two bedroom ground floor flat offered to let unfurnished. The property benefits from UPVC double glazing, gas central heating and comprises lounge with feature fireplace, spacious kitchen/diner, utility area, two bedrooms and bathroom/w.c. Externally there is a yard to the rear.

Glens Flats are situated in the village of High Pittington and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance along with a Grade 1 listed church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - D

BOND £475 | MINIMUM 6 MONTHS TENANCY

Specifications: Professionals Only, No Pets, No Smokers

Required Earnings: Tenant Income - £13,500 Guarantor Income (If Required) - £16,200



# OUR SERVICES

Mortgage Advice

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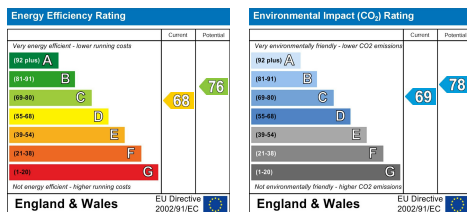
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

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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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