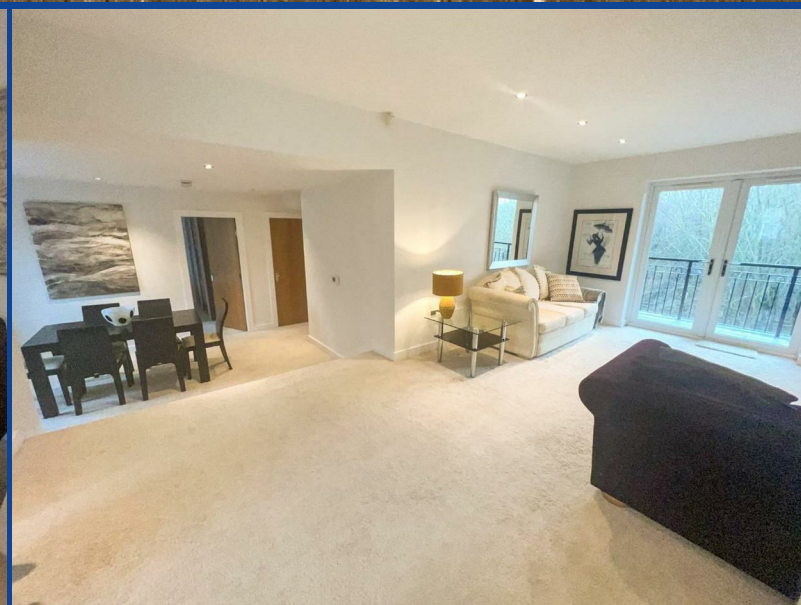




Low Meadows, Witton Gilbert, DH7 6UE
3 Bed - Flat
£1,000 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

FURNISHED * BALCONY WITH FANTASTIC VIEWS * THREE DOUBLE BEDROOMS * INCREDIBLY SPACIOUS * PRIVATE GATED COMMUNITY * EN-SUITE FACILITIES * INTEGRAL KITCHEN APPLIANCES * PARKING *

A rare opportunity to rent this very spacious, three double bedrooomed penthouse style apartment, with balcony scenic views. Located within a gated community with secure intercom system, double glazing and GCH. This small selection of executive style apartments is found in the traditionally popular village of Witton Gilbert with good access to local amenities, recreational facilities and schooling, with a wider range available in the nearby Durham, Chester le Street and Consett.

The property is accessed via electric gates and has allocated parking. Internally this lovely home has a floorplan comprising of: lovely open plan living and kitchen area, the living room having French doors opening onto a balcony offering lovely views, a separate dining area, three double bedrooms (the master having en-suite facilities) and a family bathroom. The kitchen has built in fridge/freezer, washer/drier, oven and hob, dishwasher.

Council Tax Band - C Annual Cost - £2062.70

EPC Rating - B

MINIMUM 6 MONTHS TENANCY

Required Earnings: Tenant Income £36,000.00 - Guarantor Income £36,000.00

Specifications: No Smokers and No Pets

REDRESS

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

Agent Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Metered

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom

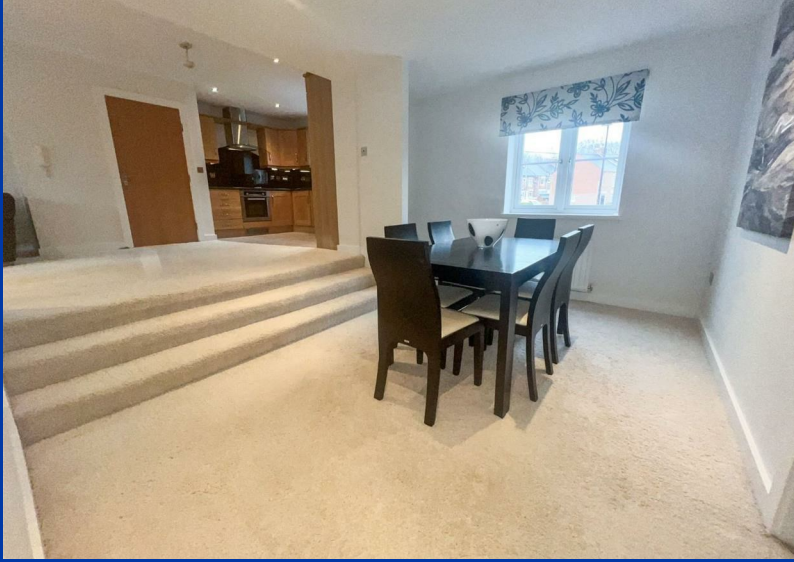
Website - <https://www.ofcom.org.uk>

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.



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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E: info@robinsonsdurham.co.uk

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DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.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

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E: info@robinsonsspenny Moor.co.uk

SEDGEFIELD

3 High Street

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T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.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 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.



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