



Prebends Field, Gilesgate, DH1 1HJ
2 Bed - Apartment
£650 PCM

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Ground Floor ** Well Presented ** Unfurnished ** Garage / Driveway ** GCH Via Combination Boiler ** Large Rear Garden ** Popular Location ** Good Local Amenities & Road Links ** Early Viewing Advised

The property comprises: entrance, spacious open living room, modern kitchen, two double bedrooms and bathroom/wc. There is a garage to the rear in a block along with a large rear garden with sunny aspect.

Prebends Field is well situated for access to local shopping and recreational facilities available within the development itself as well as Gilesgate. Gilesgate is also well placed for commuting purposes being just off the A(690) Durham to Sunderland Highway and is well placed for access to the A1(M) Motorway and the A(19) Highway.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - C

BOND £650

Required Earnings: Tenant Income £23,400.00 - Guarantor Income £23,400.00

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

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

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.



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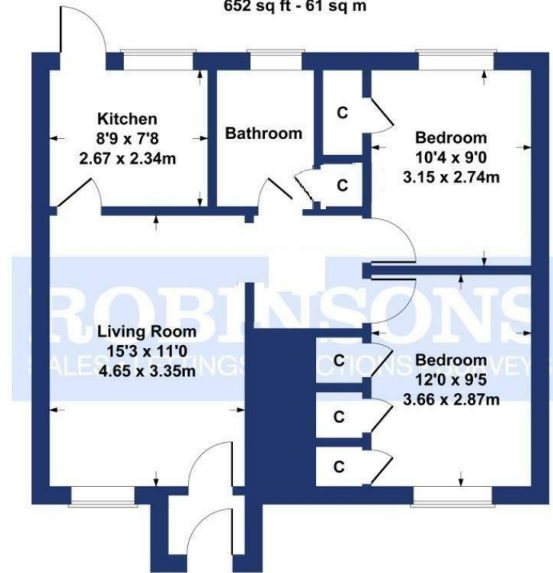
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Prebends Field

Approximate Gross Internal Area
652 sq ft - 61 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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	73
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.



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