



Quebec Street, Langley Park, DH7 9XA  
3 Bed - Maisonette  
£550 Per Calendar Month

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

\* UNFURNISHED \* THREE BEDROOM MAISONETTE STYLE APARTMENT \* VERY SPACIOUS \* WELL PRESENTED \* POPULAR VILLAGE LOCATION \* CLOSE TO AMENITIES AND GOOD ROAD LINKS \* GAS CENTRAL HEATING & DOUBLE GLAZING \* WATER RATES INCLUDED WITHIN THE RENT \*

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Robinsons welcome to the rental market this very spacious and well positioned three bedroom apartment spread over two floors. Briefly comprising: Welcoming communal entrance shared with only one other apartment, spacious hallway/entrance with radiator, large lounge with space for large items of furniture, pleasant double bedroom with two windows providing a light and airy feel, modern kitchen, bathroom with white suite, over bath shower and separate WC. To the second floor are two double bedrooms both with velux windows. Externally there a rear yard for parking shared with the apartment below.

This property must be viewed to appreciate the size water rates are included within the rent.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - D

BOND £550 | MINIMUM 6 MONTHS TENANCY

Specifications - Professionals Only, No Smokers and Pets Considered (Additional £25pcm for pet rent)

Required Earnings: Tenant Income £16,500.00 - Guarantor Income £19,800.00

### Agent's Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: TBC  
Durham Council Tax Band: A  
Broadband  
Basic  
8 Mbps  
Superfast  
80 Mbps

Mobile Signal: Good

### Disclaimer

The preceding details have been sourced from the Landlord and



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Conveyancing

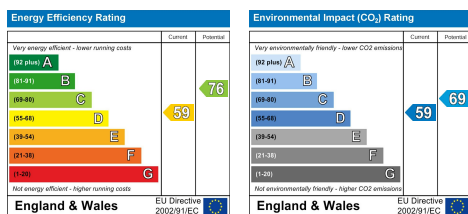
Surveys and EPCs

Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

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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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