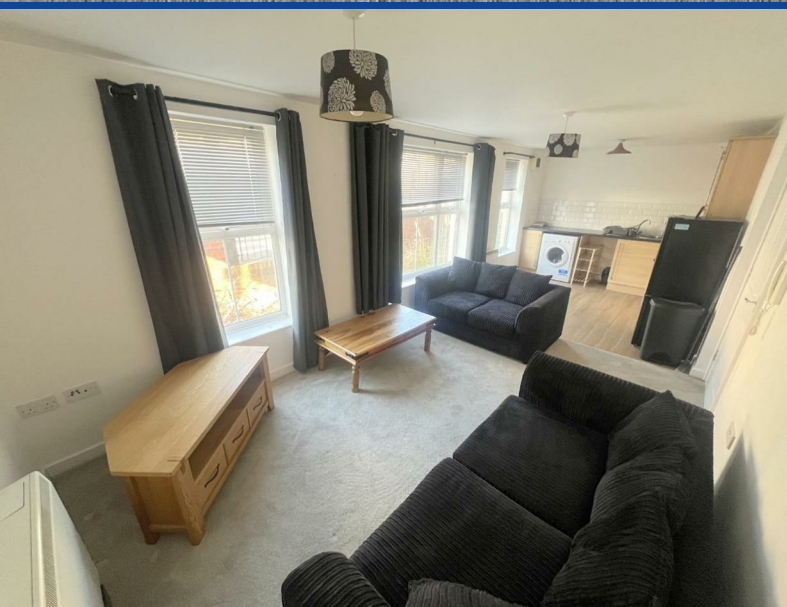




**Meadow Rise, Meadowfield, DH7 8UH**  
**2 Bed - Flat**  
**£650 Per Calendar Month**

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SALES • LETTINGS • AUCTIONS • SURVEYS

\* UNFURNISHED \* TWO BEDROOMS \* ALLOCATED PARKING \* SECURE INTERCOM SYSTEM \* DOUBLE GLAZING \* POPULAR LOCATION \* WELL PRESENTED THROUGHOUT \*

This well presented two bedroom apartment is offered unfurnished and occupies a pleasant position within the popular Meadow Rise development in Meadowfield. The property provides comfortable accommodation and would suit a range of tenants.

Access is via a communal entrance leading to the private hallway. The accommodation comprises a lounge with open plan kitchen, two bedrooms and a bathroom fitted with a three-piece suite and over-bath shower. The property benefits from UPVC double glazing and electric heating throughout.

An allocated parking space for one car is provided.

The property is well placed for access to local schools, shops and everyday amenities within Meadowfield. The historic Durham City centre is a short drive away, offering a wider range of retail, dining and leisure facilities along with a mainline railway station providing direct services to Newcastle and beyond. Major road links including the A167 are easily accessible, making commuting straightforward. Nearby countryside walks further enhance the appeal of this convenient location.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £650 | MINIMUM 6 MONTHS TENANCY

SPECIFICATIONS: - No Pets, No Smokers

Required Earnings: Tenant Income - £23,400 Guarantor Income (If Required) - £25,400

#### REDRESS

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

#### Agents Notes

Property Construction – Standard

No Gas

Electricity supply – Mains

Water Supply – Mains (metered)

Sewerage – Mains

Heating – Electric

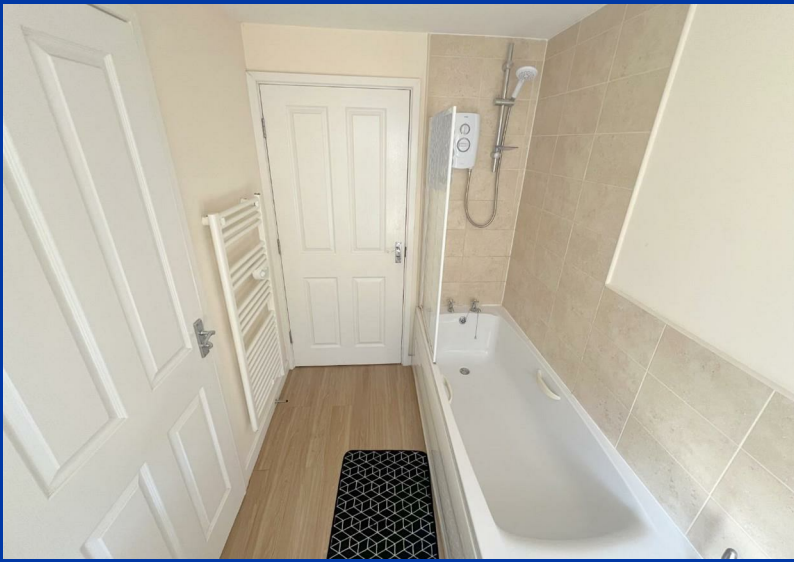
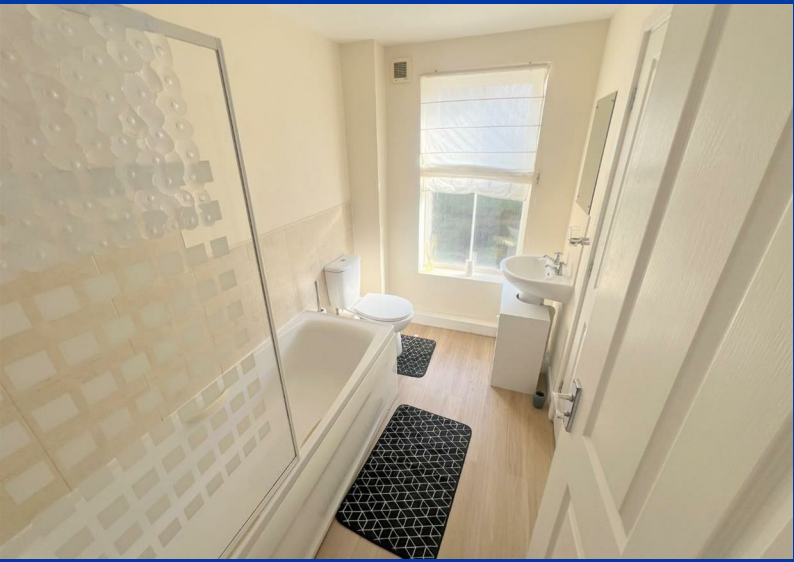
Estimated Mobile phone coverage – Please refer to the Ofcom

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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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                                   | 77                         | 80        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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## CROOK

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E: info@robinsonscrook.co.uk

## SPENNYMOOR

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E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

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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