

Lambton View, Rainton Gate, DH4 6QL
2 Bed - Apartment
£750 PCM

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Early Viewing Advised ** Convenient Location ** First Floor
Apartment ** Well Presented and Spacious ** Parking Space
** Outskirts of Durham & Sunderland ** Good Commuting Links
** Images are from a previous tenancy and viewing is advised **

Offered on a part furnished basis, the accommodation in brief comprises; communal entrance with stairs to all floors, hallway, open plan lounge, dining area and modern fitted kitchen. There are two bedrooms. The property also boasts UPVC double glazing throughout and gas central heating via a combination boiler. Externally there are communal gardens and allocated parking space.

West Rainton is a picturesque village on the outskirts of Durham City, offering a serene semi-rural lifestyle while maintaining convenient access to nearby urban centres. The village offers a variety of amenities and a Primary School.

Transport links are excellent, with the A690 running adjacent to the village, providing direct routes to both Durham City and Sunderland. The A1(M) motorway is also easily accessible, ensuring smooth connections to the wider North East region, making commuting straightforward and efficient.

West Rainton is surrounded by beautiful countryside, perfect for scenic walks and outdoor activities. Nearby, Ramside Hall Hotel offers two golf courses, an award-winning spa, and a high-quality gym, providing fantastic leisure options for residents. Durham City Centre is just a short drive away, featuring a wealth of high street stores, restaurants, and cultural attractions.

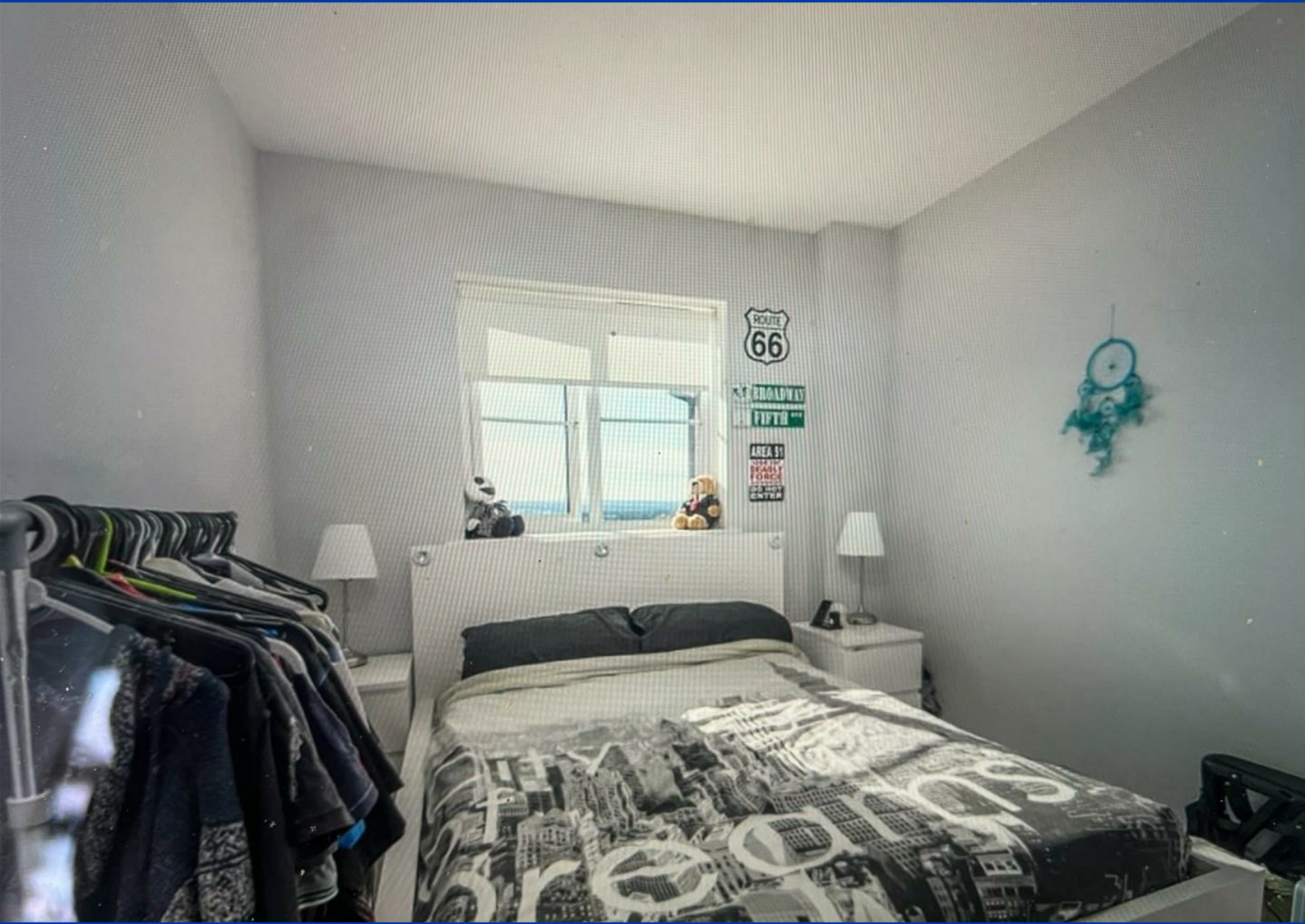
Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £750 | MINIMUM 12 MONTHS TENANCY

Specifications: No Pets, No Smokers

Required Earnings: Tenant Income - £27,000 Guarantor Income
(If Required) - £27,000



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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	

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