



**Western Lodge Cottages,
Whitesmocks, DH1 4LH
1 Bed - Flat
£525 Per Calendar Month**

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Nestled in the highly desirable Whitesmocks area, this property is situated within the picturesque cul-de-sac of Western Lodge Cottages, enveloped by a variety of mature trees and shrubs that offer a sense of seclusion.

The residence features the advantages of gas central heating, an enclosed courtyard for convenient off-street parking, and a garage located in a separate block.

The accommodation includes an entrance hall, a lounge seamlessly connected to the kitchen, boasting an impressive black marble fireplace, a double bedroom with storage and a cast iron fireplace, and a bathroom with a white suite and over-bath shower. This charming cottage is located in an outstanding area, convenient for good schooling, hospitals, commuting links and amenities.

EPC Rating- E

BOND: £525

Council Tax Band - A Annual Cost - £1474.78

Specification: Professionals only, no pets and smokers considered

REQUIRED EARNINGS - TENANTS: £15,750pa;
GUARANTORS: if required £18,900pa

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: To be confirmed

Mobile Signal/Coverage: To be confirmed

Disclaimer: The preceding details have been sourced from the Landlord and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



