



**Grange Court, Carrville, DH1 1BL**  
**2 Bed - Apartment**  
**£700 Per Calendar Month**

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Un-Furnished Top Floor Apartment \*\* Popular & Convenient Location \*\* Good Local Amenities & Transport Links \*\* Parking Space \*\* GCH & Upvc Double Glazing \*\* Must Be Viewed \*\*

any information provided subsequent amendments or unintentional errors or omissions.

Briefly comprising of hall, open plan living kitchen and dining with contemporary units and built in cooking facilities, two bedrooms and bathroom with over the bath shower. Externally the property has allocated parking.

Grange Court has for many years proved to be an extremely popular location as it is conveniently situated close to a good range of everyday shops etc, which are available within Carrville itself, as well as nearby Belmont. It is conveniently situated for access to Durham City Centre which is approximately 3 miles distant and is within a few minutes drive of the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

Council Tax Band - B Annual Cost - £1944.42 PA

EPC Rating - B

BOND £700

Required Earnings: Tenant Income - £25,200.00 Guarantor Income (If Required) - £25,200.00

#### 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 - metered

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



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

## DURHAM

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The Wynd

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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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