



Lambton View, Rainton Gate, DH4 6QL
2 Bed - Apartment
£750 Per Calendar Month

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Early Viewing Advised ** Convenient Location ** Ground Floor Apartment ** Well Presented and Spacious ** Parking Space ** Outskirts of Durham & Sunderland ** Good Commuting Links **

Offered on an unfurnished basis, the accommodation in brief comprises; communal entrance with stairs to all floors, hallway, open plan lounge, dining area and modern fitted kitchen, complete with electric hob/oven, integrated fridge/freezer and washer/dryer. There are two bedrooms, with the principle having stylish fitted wardrobes. 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 6 MONTHS TENANCY

Specifications: No Pets, No Smokers

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

REDRESS

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

AGENT NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

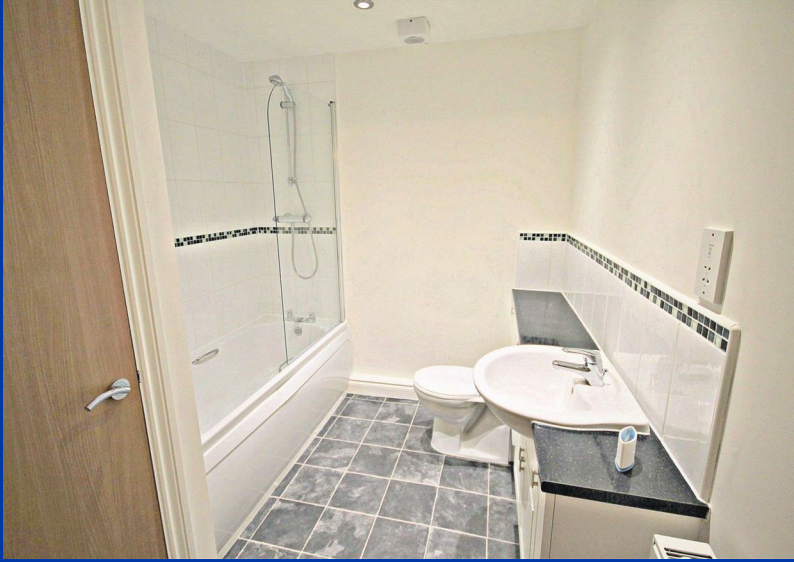
Mobile Signal/Coverage: Good

Council Tax: Durham County Council, Band B - Approx.

£1804.86 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller 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.



OUR SERVICES

Mortgage Advice

Conveyancing

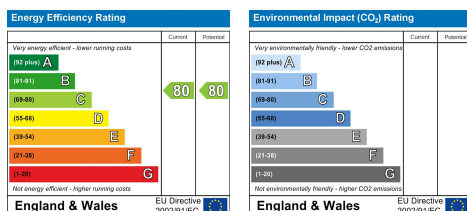
Surveys and EPCs

Property Auctions

Lettings and Management

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

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk