



Cunningham Court, TS21 3BP  
0 Bed - House  
£595 PCM

**ROBINSONS**  
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# Cunningham Court , TS21 3BP

We are delighted to offer TO LET this immaculate two bedroom first floor apartment situated in Cunningham Court, within the highly sought after location of Sedgefield. Having easy access to all of the local amenities that the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading into Durham City, Darlington & Teeside, the property also benefits from electric central heating & double glazing throughout. This deceptively spacious residence briefly comprises: welcoming entrance hallway with airing cupboard, spacious open-plan lounge / 2023 re-fitted kitchen with a range of fitted wall & base units & breakfast bar, two good sized bedrooms & a family bathroom with white three piece suite. Externally, there is an allocated parking bay to rear. We highly recommend thorough internal viewing in order to fully appreciate the style, standard & quality of this lovely property available.

No Pets

Tenants required earnings £17,850

Guarantors required earnings £21,420

EPC Rating: C

Council Tax Band: B

Rent £595

Bond £595









**ENTRANCE HALLWAY**

**BATHROOM**

8'0 x 5'7 (2.44m x 1.70m)

**BEDROOM ONE**

11'7 x 9'3 (3.53m x 2.82m)

**BEDROOM TWO**

11'11 x 7'8 (3.63m x 2.34m)

**LOUNGE/KITCHEN**

13'11 x 26'7 (4.24m x 8.10m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

