

Cunningham Court, Sedgefield, TS21 3BP
1 Bed - Flat
£500 Per Month

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Cunningham Court
Sedgefield, TS21 3BP

Offered to the rental market this well presented ground floor apartment with one double bedroom on Cunningham Court, pleasantly positioned within the highly sought after area of Sedgefield well placed for all local amenities Sedgefield itself has to offer & within excellent commuting distance to all major road links. The property benefits from electric heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with storage, an impressive open-plan lounge/kitchen (measuring 24ft x 10ft approximately) with bay window to rear elevation & a range of fitted wall & base units, one double bedroom & a lovely bathroom with modern three piece suite. Externally, there is an allocated parking bay to front.

Leasehold: 982 years remaining
EPC Rating: C
Council Tax Band: B
Tenants required earnings £15,000. Guarantor required earnings £21,600

















ENTRANCE HALLWAY

OPEN-PLAN LOUNGE / KITCHEN
24'7 x 10'8 (7.49m x 3.25m)

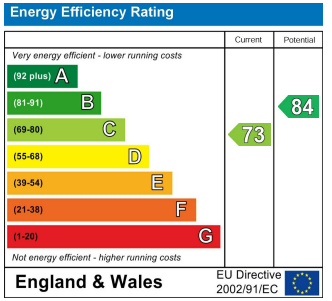
DOUBLE BEDROOM
10'9 x 9'7 (3.28m x 2.92m)

BATHROOM
6'1 x 5'7 (1.85m x 1.70m)

EXTERNALLY

DISCLAIMER
Our details have been compiled in good faith using publicly available sources and information obtained from the vendor 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 any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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.

3 High Street, Sedgefield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgefield.co.uk
www.robinsonsestateagents.co.uk

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