**The Willows, Sedgefield, TS21 2EE**
**1 Bed - Apartment**
**£575 Per Month**

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# The Willows
# Sedgefield, TS21 2EE

It is with pleasure that we offer to let, this deceptively spacious first floor apartment with one double bedroom situated pleasantly within the highly sought after location of The Willows, Sedgefield. Having easy access to all of the local amenities offered within the desirable village of Sedgefield & within excellent commuting distance to all major road links & bus routes, this tastefully decorated home also benefits from gas central heating via a combi boiler & double glazing throughout. In brief the property comprises: Welcoming entrance lobby with stairs to the first floor, landing with ample storage, a 16ft (approximately) lounge with window to front elevation, kitchen with a range of fitted wall & base units, one double bedroom & bathroom with modern white three piece suite. Externally, the property enjoys communal gardens.

Rent £575 - Bond £575
Tenants required earnings £17400. Guarantors required earnings £20,880
No Smokers. Working applicants preferred/Retired applicants

EPC Rating - C
Council Tax Band A

**ENTRANCE LOBBY**

**FIRST FLOOR LANDING**

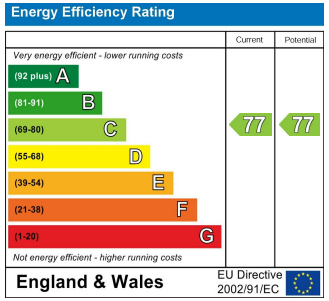
**LOUNGE**
16'2 x 10'6 (4.93m x 3.20m)

**KITCHEN**
10'4 x 9'3 (3.15m x 2.82m)

**DOUBLE BEDROOM**
14'7 x 10'6 (4.45m x 3.20m)

**BATHROOM**
7'7 x 4'3 (2.31m x 1.30m)

**EXTERNALLY**




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.

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