



Studley Drive, Spennymoor, DL16 7GB
2 Bed - Apartment
£650 Per Month

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Robinsons are delighted to offer to the rental market this SMART TWO BEDROOM FIRST FLOOR APARTMENT which is sure to impress. Located on this private and sought after residential development in this quiet location yet a few minutes walk from Spennymoor Town Centre, local shops, schools and amenities. We feel this lovely apartment would suit a variety of renters including retired couples or first time renters. The property benefits from well presented kitchen and shower room, bedroom one having fitted wardrobes & en-suite, gas central heating & UPVC DOUBLE GLAZING.

The accommodation briefly comprises ENTRANCE VESTIBULE, ENTRANCE HALL, SPACIOUS LOUNGE, SUPERB FITTED KITCHEN, TWO DOUBLE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. EXTERNALLY the property has the benefit of ALLOCATED CAR PARKING, VIEWING IS HIGHLY RECOMMENDED and in more detail the accommodation comprises:-

No pets
Tenant Earnings £11,700
Guarantor Earnings £11,700
No Smokers
Bond: £650

EPC Rating B
Council Tax Band B

Hallway

Wood effect flooring, radiator.

Lounge

20'7 x 13'9 (6.27m x 4.19m)

UPVC windows, radiator, french doors leading to front elevation.

Kitchen/Diner

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, uPVC window, wood effect flooring, radiator, space for dining room table, french doors leading to the rear.

Bedroom One

11'0 x 10'7 max points (3.35m x 3.23m max points)

Modern fitted wardrobes, radiator, uPVC bay window.

En-Suite

Double shower cubicle, wash hand basin, radiator, uPVC window, extractor fan.

Bedroom Two

10'0 x 7'7 (3.05m x 2.31m)

UPVC window, radiator, fitted wardrobes.

Bathroom

White panelled bath, wash hand basin, W/C, uPVC window, extractor fan, radiator, tiled splashbacks.

Externally

To the rear is an allocated parking bay with visitor bays also.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Broadband: Super-fast 80Mbps *

Mobile signal: EE/O2/Three/Vodafone

Mobile Signal/Coverage:

Tenure: Leasehold

Council Tax: Durham County Council, Band B - Approx. £1,987.95 p.a

Energy Rating: TBC

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.

Redress

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



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Studley Drive

Approximate Gross Internal Area
711 sq ft - 66 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	80		

Energy Efficiency Rating
 Very energy efficient - lower running costs
 A (92-101)
 B (81-91)
 C (69-80)
 D (54-68)
 E (39-53)
 F (21-38)
 G (1-20)
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 A (92-101)
 B (81-91)
 C (69-80)
 D (54-68)
 E (39-53)
 F (21-38)
 G (1-20)
 Not environmentally friendly - higher CO₂ emissions
 England & Wales EU Directive 2002/91/EC

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
DL16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

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.

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11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk