



Studley Drive, Spennymoor, DL16 7GB
2 Bed - Apartment
£670 Per Calendar 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 DSS
No pets
Tenant Earnings £21,000.00
Guarantor Earnings £25,200.00

EPC Rating B
Council Tax Band B

Hallway

Radiators.

Lounge

20'0 x 14'0 (6.10m x 4.27m)

Radiator, uPVC windows, juliet balcony.

Kitchen/Diner

20'0 x 14'0 (6.10m x 4.27m)

Modern wall and base units, integrated oven, hob, plumbed for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, french doors with juliet balcony, uPVC window, airing cupboard, radiator.

Bedroom One

10'0 x 7'6 (3.05m x 2.29m)

UPVC window, uPVC bay window, fitted wardrobes, radiator.

En-suite

Panelled bath, shower cubicle, wash hand basin, W/C, radiator, uPVC window.

Bedroom Two

16'2 x 9'2 (4.93m x 2.79m)

UPVC window, radiator.

Shower Room

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks.

Externally

To the rear there is an allocated parking bay with a visitors bay also.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps *

Mobile Signal/Coverage: Average

Tenure: Leasehold

Council Tax: Durham County Council, Band B - Approx.
£1,899.20

Energy Rating: B



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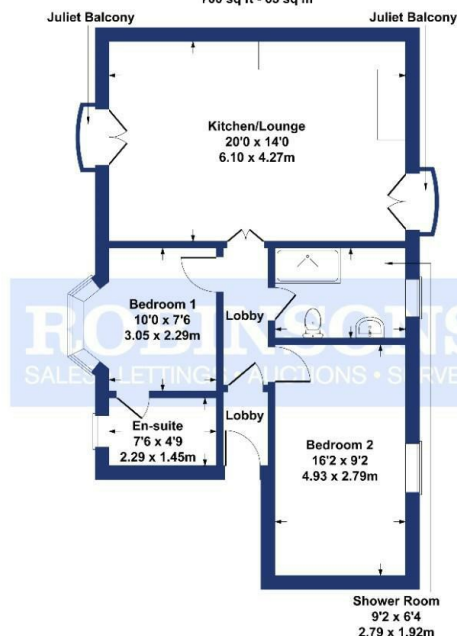
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Studley Drive

Approximate Gross Internal Area
700 sq ft - 65 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B	81	81
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	B	85	86
C	D		
E	F		
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.



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