



david bailes
property professionals

**Park Road,
South Moor, Stanley, DH9 7QB**

- 1 Bedroom Upper Flat
- Large Reception Room
- Fitted Kitchen With Cooking Appliances
- En-Suite Shower Room

£360 pcm
EPC Rating C
Holding Deposit £83
Bond £360





Property Description

Situated towards the top of Park Road within walking distance of Stanley town centre. We offer this 1 bedroom upper flat with a large reception room, fitted kitchen with cooking appliances, bedroom with en-suite shower room. Warmed by gas combi central heating and full uPVC double glazing. Access via a shared rear yard. Energy rating C.

ENTRANCE HALL

Entrance door to hallway with stairs leading to first floor.

LANDING

Loft access hatch.

LOUNGE

13' 2" x 11' 5" (4.03m x 3.48m) Feature fire surround with cast iron inlay and a tiled hearth, ornate effect open fire, double panelled radiator, uPVC double glazed window, coving to ceiling.



KITCHEN

10' 2" x 7' 7" (3.12m x 2.32m) Fitted with a range of wall and base units with complimentary granite effect laminate work tops and tiled splash backs. Inset stainless steel fan assisted electric oven/grill, inset electric hob with concealed illuminated extractor unit over. Slot in fridge/freezer, plumbed in washing machine, inset single drainer sink unit, wall mounted gas combi central heating boiler, double panelled radiator, laminate flooring, uPVC double glazed window.

BEDROOM

12' 2" x 15' 8" (maximum) (3.72m x 4.79m) Built in storage cupboard with uPVC double glazed window, base storage to alcoves, uPVC double glazed window, double panelled radiator, telephone socket.



SHOWER ROOM/WC

6' 0" x 6' 10" (1.83m x 2.09m) Corner sited shower cubicle with curved glazed doors and a mains shower, pedestal wash basin, low level WC, double panelled radiator, fully tiled walls, uPVC double glazed window.

EXTERNAL

Shard yard to rear.

HEATING

Gas combi central heating via radiators.

GLAZING

Full uPVC double glazed windows.

COSTS

Rent: £360 PCM

Security Deposit: £360

Holding Deposit: £83

Minimum Tenancy Term: 12 Months

REFERENCE AND CREDIT CHECKS

A holding deposit equal to 1 weeks rent is payable upon the start of your application. Successful applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.

Under the Tenant Fee Act 2019: The holding deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass

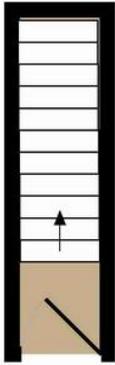
the credit check is calculated at 2.5 times the yearly rent.

(Example: rent of £400 PCM x 12 = £4,800 x 2.5 = £12,000) This minimum income can be shared on a joint tenancy only.

Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £400 PCM x 12 = £4,800 x 3 = £14,400) (or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.



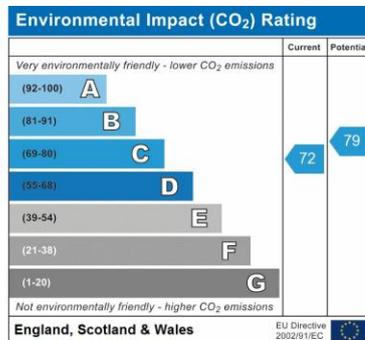
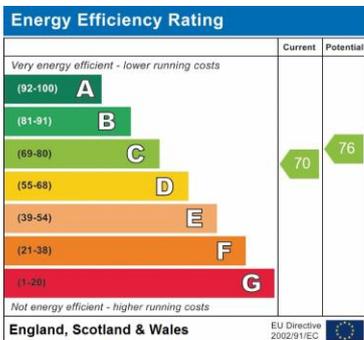
GROUND FLOOR
APPROX. FLOOR
AREA 32 SQ.FT.
(3.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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