



## 17 Bowman Drive

Hexham, Northumberland, NE46 3BU

£795 pcm

Modern and well presented two bedroom first floor apartment situated on a popular development within the West end of Hexham.

- First floor apartment
- Two bedrooms
- Ensuite
- Newly refurbished throughout
- Lift
- Parking
- Council tax band C
- EPC TBC

**Tel: 01434 608980**

[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

Modern and well-presented two bedroom first floor apartment situated on a popular development within the West end of Hexham. The property is newly refurbished to a high standard with new carpets throughout and comprises of open plan kitchen/living area with a range of gloss wall and base units, electric cooker, extractor fan, integrated dishwasher, washing machine and fridge freezer. There are two double bedrooms with built in wardrobes, the master having an ensuite with walk in shower, wash hand basin and a WC. A family bathroom with bath, overhead shower, wash hand basin and WC completes the accommodation.

The apartment benefits from lift access, parking and a communal sitting area.



## SERVICES

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.



## DEPOSIT

£900 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



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