



david bailes
property professionals

Bloom Avenue,
Stanley, Co. Durham, DH9 8AE

- Ground floor flat with off-street parking
- 2 bedrooms
- Fully refurbished to a high standard
- New kitchen and shower room

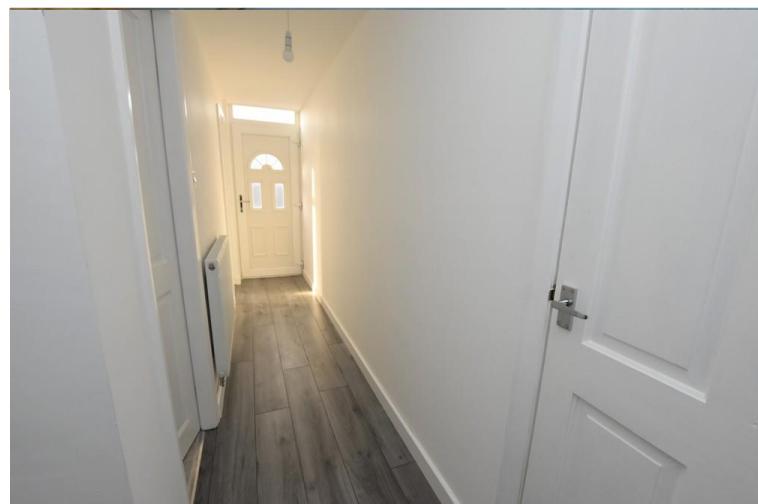
£495 pcm

EPC Rating C (78)

Holding Deposit £114

Bond £495





Property Description

Located close to the town centre within walking distance of Stanley high street we offer this two bedroom ground floor flat which has just been fully refurbished. Comprising a hallway, two bedrooms, shower room/WC, lounge and kitchen plus a self-contained yard to the rear. Gas combi central heating, full uPVC double glazing. EPC rating C (78), Council Tax band A, virtual tour available.

HALLWAY

uPVC double glazed entrance door to hallway, laminate flooring, single radiator, large storage cupboard and doors leading to the bedrooms, shower room/WC and lounge.

BEDROOM 1 (TO THE FRONT)

Large bay with uPVC double glazed windows overlooking the shared front garden. Laminate flooring and a double radiator.





SHOWER ROOM/WC

4' 4" x 13' 11" (1.33m x 4.25m) A white suite with thermostatic shower and glazed screen/door, pedestal wash basin, WC, tiled splash-backs and floor. Ceiling extractor fan, glazed skylight, PVC panelled ceiling and a double radiator.



BEDROOM 2 (TO THE REAR)

9' 3" x 7' 7" (2.83m x 2.33m) Storage cupboard housing the gas central heating boiler, uPVC double glazed window, laminate flooring and a double radiator.

LOUNGE

12' 8" x 13' 1" (maximum) (3.88m x 4.01m) Storage cupboard, uPVC double glazed window, double radiator, laminate flooring and an opening to the kitchen.

KITCHEN

9' 7" x 7' 9" (2.93m x 2.37m) Wall and base units finished in a high gloss grey with contrasting laminate worktops and tiled splash-backs. Integrated an assisted electric oven/grill, halogen hob, glass splash-back and extractor canopy over. Sink with mixer tap, plumbed for a washing machine, laminate floor, double radiator, uPVC double glazed rear exit door with matching side window.



EXTERNAL

To the front is an enclosed shared garden. To the rear is a yard with off-street parking.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (78). Please speak to a member of staff for a copy of the full Energy Performance Certificate.



COUNCIL TAX

The property is in Council Tax Band A.

COSTS

Rent: £435 PCM

Security Deposit: £435

Holding Deposit: £100

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 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 for the nominated guarantor on the 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 £495 PCM x 12 = £5,940 x 2.5 = £14,850) 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 £495 PCM x 12 = £5,940 x 3 = £17,820) (or hold savings or pension(s) equal or more than this amount)



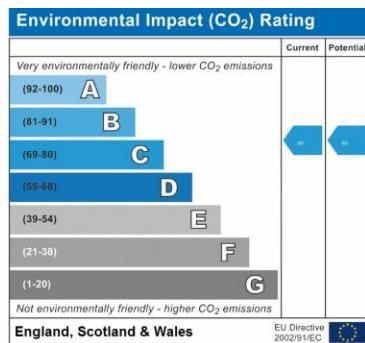
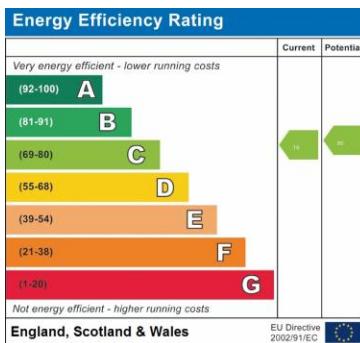
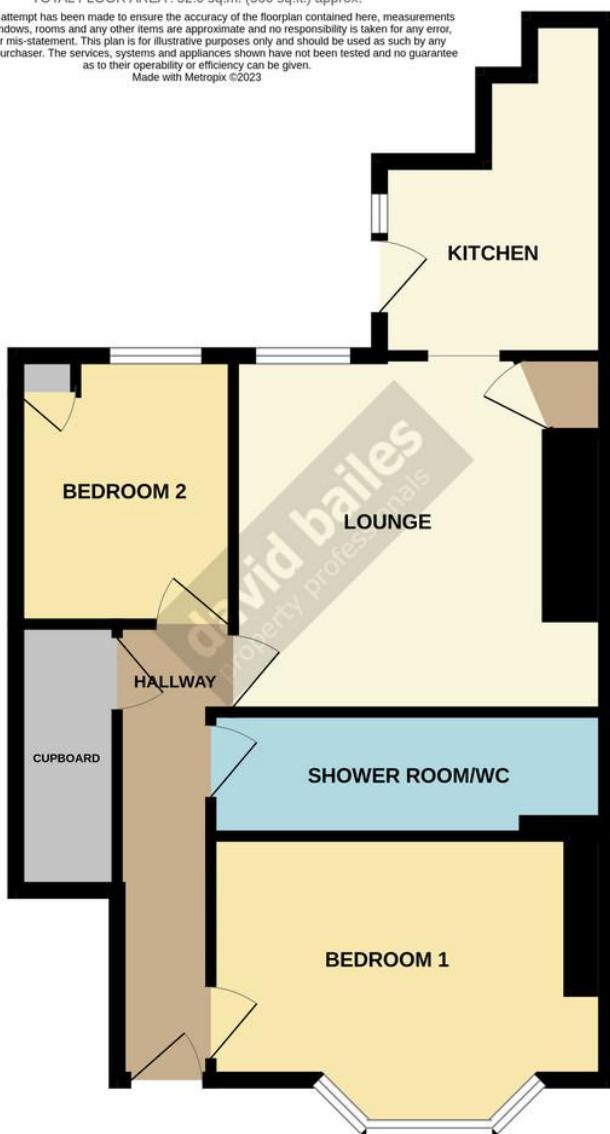
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

52.0 sq.m. (560 sq.ft.) approx.

TOTAL FLOOR AREA : 52.0 sq.m. (560 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 are 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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