

TO VIEW PROPERTIES CONTACT
sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com



Tyne & Country

REAL HOMES FOR REAL PEOPLE

4 Park Place Apartments, Consett



£425 Per month

SALES • LETTINGS • INVESTMENTS • PROPERTY MANAGEMENT • BUILDING WORKS

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**** SPECIAL OFFER 1ST MONTHS RENT 2 WEEKS FREE !!**

**** AVAILABLE NOW ** AVAILABLE NOW ****

We are pleased to offer for rent this luxury second floor apartment located in a historic building on Park Road, Blackhill close to Consett Park. The apartment has been finished to a high specification and include: electronic gated car park with allocated parking bay, double glazing, Satellite and TV aerial in living room and master bedroom. The property briefly comprises: entrance hall, living/dining room, well fitted kitchen with integral appliances, master bedroom with en-suite shower room, second bedroom and bathroom. We thoroughly recommend viewing to appreciate all this property has to offer. Awaiting EPC

PROPERTY COMPRISES

ENTRANCE FOYER

With stairs to all floors.

ENTRANCE HALL

Entrance Door to hall, video entry phone, central heating radiator.

LIVING/DINING ROOM

4.29m x 3.40m

Two double glazed windows, satellite and tv aerial, telephone point and central heating radiator.



KITCHEN 3.10m x 2.01m

A modern kitchen with wall and base units with contrasting work surfaces, stainless steel sink and drainer with mixer tap, oven, gas hob and stainless steel chimney extractor,

Integral appliance included, fridge freezer and washer dryer.

BEDROOM ONE 4.29m x 2.79m

Double glazed window, central heating radiator, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a modern shower cubicle, low level w.c, wash hand basin, wall tiles, heated towel rail and tiled flooring

BEDROOM TWO 3.99m x 2.31m

Double glazed window and central heating radiator.

BATHROOM

Fitted with a modern white suite comprising panelled bath, low level w.c, wash hand basin, tiling to walls and floor and heated towel rail.

EXTERNAL

Security gated entry and allocated parking space with gated pedestrian access into stone paved courtyard.

VIEWING ARRANGEMENTS

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION.

MEASUREMENTS

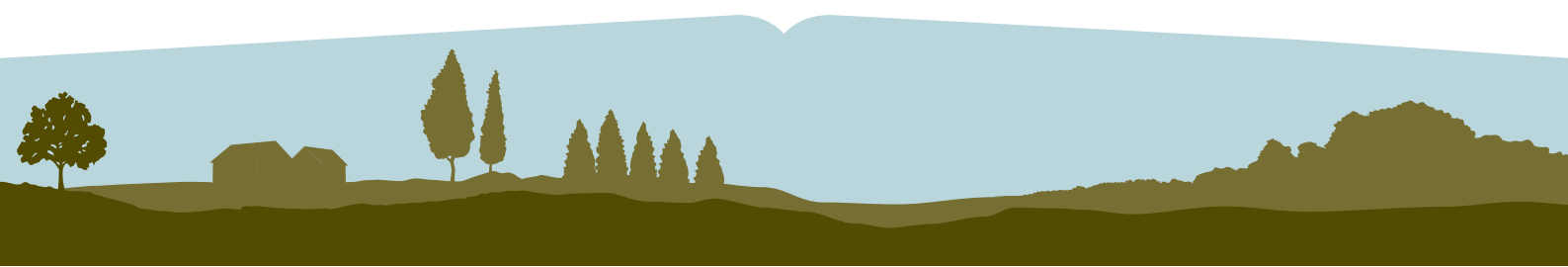
ALL MEASUREMENTS ARE TAKEN WITH A SONIC MEASURER. THEY ARE NOT 100% ACCURATE AND ARE GIVEN AS A GUIDELINE ONLY. PURCHASERS MUST SATISFY THEMSELVES WITH REGARD TO ROOM MEASUREMENTS PRIOR TO COMMITTING TO A PROPERTY.

OPENING HOURS

OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5.00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO www.rightmove.co.uk and www.tyneandcountry.com

Costs for tenants

THE FOLLOWING CHARGES APPLY IN ALL CASES OF GRANTING A TENANCY: AN



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ADMINISTRATION FEE OF HALF A MONTHS RENT PLUS VAT, SUBJECT TO A MINIMUM FEE OF £250 plus VAT. ONE MONTHS RENT IN ADVANCE. A BOND OF ONE MONTHS RENT PLUS £50.00

NOTES FOR TENANTS

WE REQUIRE A HOLDING DEPOSIT OF £100.00 PER ADULT ON THE TENANCY WHICH WILL SECURE A PROPERTY AND PAY FOR THE REFERENCING FOR YOURSELF AND ONE GUARANTOR IF CONFIRMED AND AGREED AT THE TIME OF RESERVING THE PROPERTY. THE HOLDING DEPOSIT IS NON-REFUNDABLE. SHOULD YOU FAIL YOUR REFERENCE YOU MAY THEN PROVIDE A GUARANTOR AT A CHARGE OF £50.00. THE HOLDING DEPOSIT IS DEDUCTED FROM OUR ADMINISTRATION FEE.

TENANT OBLIGATIONS

THE TENANT IS RESPONSIBLE (UNLESS OTHERWISE INFORMED IN WRITING) FOR THE CONNECTION AND PAYMENT OF ALL UTILITIES INCLUDING GAS, ELECTRIC, WATER, TELEPHONE & COUNCIL TAX. THE TENANT MUST KEEP THE PROPERTY, ITS' GROUNDS AND CONTENTS IN GOOD CLEAN CONDITION THROUGHOUT THE TERM OF THE TENANCY. IT IS THE

RESPONSIBILITY OF THE TENANT TO CONTACT THE RELEVANT UTILITY COMPANIES AT THE BEGINNING AND AT THE END OF THE TENANCY.

PROOF OF RESIDENCY

We must also obtain proof of current residency for each tenant prior to signing a lease. The only proofs of residency that we will accept are: a driving licence showing current address, a recent (no older than 3 months) gas, electric, water, telephone/mobile bill, or a recent council tax bill showing your name & current address. We will not accept bank or building society statements/benefit books/post office books/as these can be sent to any address & do not prove residency at a particular address.

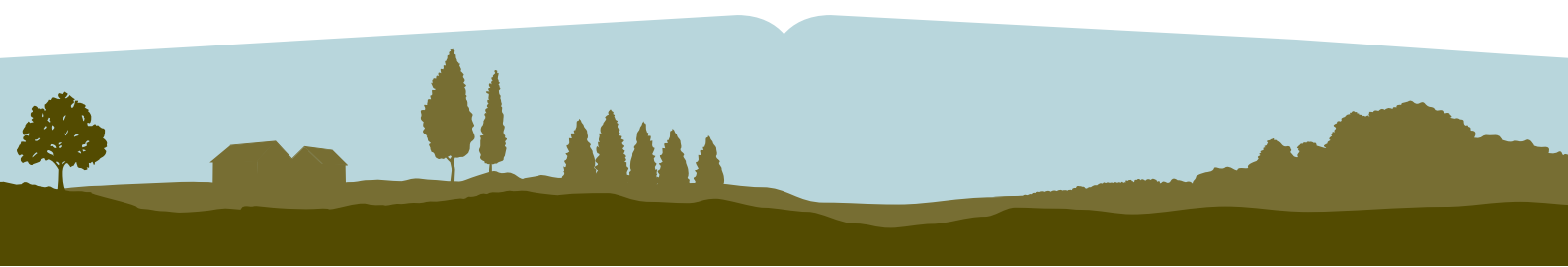
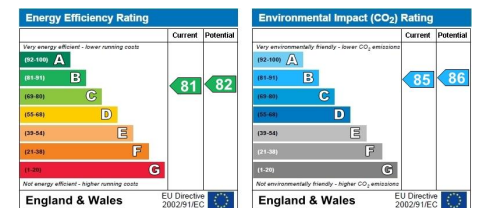
AGENTS DISCLAIMER

Tyne and Country act for themselves and for the landlord of the property and have prepared these details in good faith with the co-operation of the landlord and are for guidance purposes only. All descriptions, dimensions and references to condition and orientation are given without responsibility and intending tenants should make their own enquiries. We do not have the authority to make or give any representation to state, quality,

age, condition or fitness of the property and its' fixtures and fittings.

Professional memberships

Tyne and Country are members of The Property Ombudsman for Estate Agency and The Deposit Protection Scheme.



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