



## 10 Stainthorpe Court

Battle Hill, Hexham, Northumberland, NE46 1WY

£725 pcm

- First floor apartment
- Centrally located
- Two bedrooms
- Well-presented
- Juliette balcony
- Communal garden
- Parking
- EPC rating C

**Tel: -1434 608089**

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

**youngsRPS** 

## DESCRIPTION

Two bedroom first floor apartment within the popular Stainthorpe Court development in central Hexham. The accommodation comprises of entrance hall, lounge with feature fireplace, Juliette balcony, kitchen with a range of wall and base units, electric oven, gas hob, extractor fan, dishwasher, washing machine, fridge, and freezer. There are two bedrooms and a bathroom with bath, shower head attachment, wash hand basin set in a vanity unity and WC.

Externally there are communal gardens and a parking space. The location is ideally placed and within walking distance of local amenities and transport links.



## SERVICES

Main's electricity, water, drainage, and gas are connected. Gas fired central heating to radiators.

## CHARGES

The tenant will be required to meet all outgoing 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

£835 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.



**IMPORTANT NOTE** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars as accurate and reliable as possible. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



R201