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property professionals

Station Road,  
, Stanley, DH9 0JL

- 3 Bedroom Second Floor Flat
- Bedroom With En-suite Shower Room
- Lounge/Kitchen With Integrated Cooker
- Bathroom With Shower Over

**£395 pcm**  
EPC Rating E  
Holding Deposit £91  
Bond £395





## Property Description

Recently fully redecorated with all new laminate flooring and carpets to be installed. A spacious 3 bedroom second floor flat situated in a block of flats within walking distance of Stanley town centre. Briefly comprising communal entrance hall and staircase, entrance door to hallway, lounge/kitchen with new integrated oven and hob, three bedrooms (one with a en-suite shower room) and a bathroom. Warmed by electric storage heaters. Energy rating E (52).

### COMMUNAL ENTRANCE HALLWAY

Stairs lead to the second floor accommodation.

### HALLWAY

Entrance door to hallway, laminate flooring, electric storage heater, door leading to fire escape.

### LOUNGE/KITCHEN

14' 1" (maximum) x 12' 11" (4.30m x 3.96m) Plus bay window. Kitchen fitted with a range of wall and base units with complimentary granite laminate work surfaces and tiled splashbacks. Integrated electric



oven, inset gas cooking hob with matching illuminated extractor canopy over. Inset stainless steel single drainer sink with mixer tap, plumbed for automatic washer, free standing fridge/freezer, laminate flooring, storage radiator, bay with double glazed window.

#### BEDROOM 1 (TO FRONT)

11' 4" x 13' 7" (3.47m x 4.16m) Storage radiator, double glazed Velux windows.

#### BEDROOM 2 (TO REAR)

8' 7" x 9' 5" (2.63m x 2.88m) Electric storage radiator, bay with double glazed window.

#### BEDROOM 3 (TO FRONT)

11' 5" x 7' 11" (3.48m x 2.43m) Electric storage radiator, double glazed Velux window.



#### SHOWER ROOM/WC

5' 7" x 4' 5" (1.71m x 1.36m) Corner shower cubicle fully tiled with glazed sliding doors, electric shower. Pedestal wash basin, tiled splashback, low level WC, extractor fan, inset spotlights, tiled floor, electric fan heater.

#### BATHROOM

4' 10" x 6' 0" (1.49m x 1.83m) Panelled bath with shower fitment, glazed screen, tiled splashback, pedestal wash basin, tiled splashback, low level WC, extractor fan, chrome ladder electric radiator, tiled floor, inset spotlights.



#### HEATING

Electric storage heaters.

#### ENERGY EFFICIENCY

EPC rating E (52). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COSTS

Rent: £395 PCM

Bond: £395

Holding Deposit: £91

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.

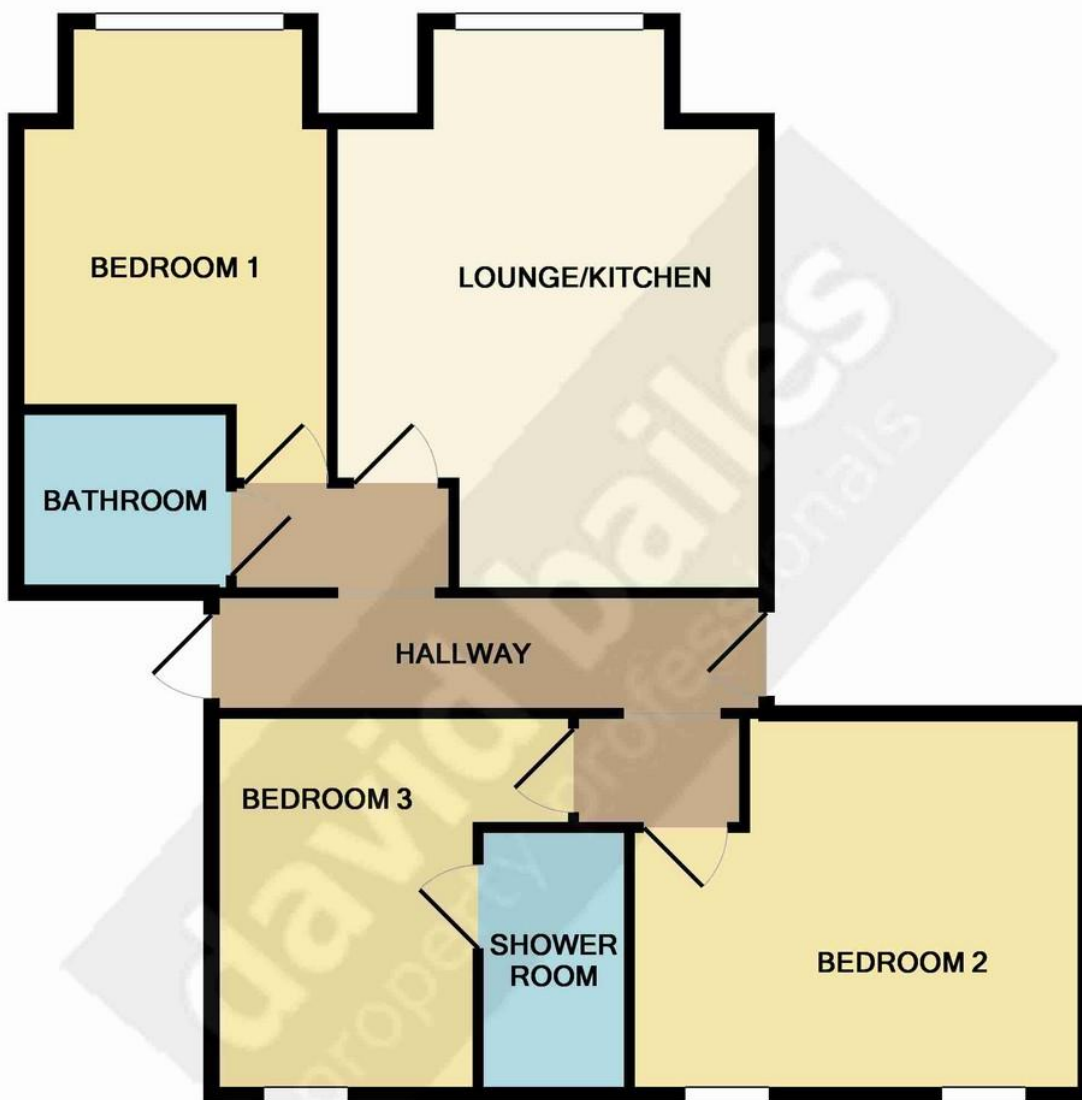
Working guarantors minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(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.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.



TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			44
(21-38) <b>F</b>		32	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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