



## 44 Dene Street

Hexham, Northumberland, NE46 1HA

£650 pcm

One bedroom apartment set in beautifully landscaped surroundings located only a short walk from the centre of Hexham.

- Two bedroom apartment
- First floor
- Short walk into Hexham centre
- Gas central heating
- Landscaped communal gardens
- Parking
- Council tax band B
- EPC rating C

**Tel: 01434 608980**

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

**youngsRPS** 

## DESCRIPTION

One bedroom apartment set in beautifully landscaped surroundings located only a short walk from the centre of Hexham. The apartment comprises of spacious open plan living/kitchen area with a range of wall and base units, electric oven, hob, extractor, fridge and washer dryer. There is a bathroom with bath, overhead shower, wash hand basin, WC and separate spacious cupboard. There is a service charge of £104 which covers heating, water, lifts, maintenance, cleaning of communal areas, security, gardening and parking.

## SERVICES

Mains electricity, private water supply 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 which is band B. The holding deposit, equal to one weeks 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

£650 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 accurate and reliable. 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 whatever in relation to this property.



R201

**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
hexham@youngsrps.com

**Newcastle**  
23 Grey Street,  
Newcastle, NE1 6EE  
T: 0191 2610300  
newcastle@youngsrps.com

**Alnwick**  
31-33 Bondgate Within,  
Alnwick, NE66 1SX  
T: 01665 606800  
alnwick@youngsrps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
sedgefield@youngsrps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
northallerton@youngsrps.com

**Dumfries**  
Lochar House, Heathhall,  
Dumfries DG1 3NU  
T: 01387 402277  
dumfries@youngsrps.com