



## 11b Cattle Market

Hexham, Northumberland, NE46 1NJ

£650 pcm

One bedroom second floor apartment in the centre of the popular market town of Hexham.

- One bedroom apartment
- Spacious living room
- Newly refurbished
- Character features
- Convenient central location
- Bike store
- Secure entry system
- EPC rating C

**Tel: 01434 608980**

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

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## DESCRIPTION

One bedroom second floor apartment in the centre of the popular market town of Hexham. The apartment benefits from many character features and comprises of a bright spacious living room with feature fireplace, double bedroom with feature fireplace and kitchen with a range of wall and base units, electric oven, extractor fan, integrated fridge freezer and washing machine. The bathroom has a bath with overhead shower, WC and wash hand basin. The property is accessed via a secure door entry system and has storage for bikes.

## SERVICES

Mains electricity, water and drainage are connected. Electric storage heaters and water heater

## CHARGES

The tenant will be required to meet all outgoings including council tax. 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

£750 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.



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