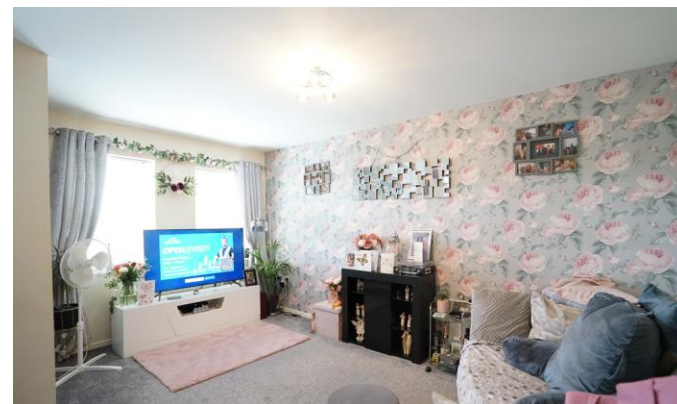




**9 Arlington Court**  
Columbia  
Washington  
NE38 7BH

**£595 pcm**

First Floor Flat  
Two Bedrooms  
Two Bathrooms  
Ideal Starter Home  
Available Mid June 2025  
Close to All Local Amenities





Safe and Secure are delighted to welcome to the market this well presented two bedroom first floor apartment, available mid June 2025 on an unfurnished basis. Situated within Arlington Court, Washington, the property is within a short walk of all amenities including Washington Village Centre and The Galleries Shopping Centre. As well as being a short distance of local schools.

Briefly comprising of: an entrance hall, kitchen, lounge, master bedroom with ensuite, second bedroom and family bathroom.

If you are interested please give our office a call on 0191 385 4477.

### **COMMUNAL ENTRANCE**

Entry intercom system and staircase to first floor.

### **LOUNGE/KITCHEN**

7' 06" x 19' 05" (2.29m x 5.92m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and hob with extractor over, combination boiler, two radiators and four double glazed windows to front.

### **MASTER BEDROOM**

10' 09" x 9' 09" (3.28m x 2.97m) Two double glazed windows to front and radiator.

### **ENSUITE**

White three piece suite comprising of a step in a





shower cubicle, pedestal wash hand basin, low level WC and radiator.

**BEDROOM 2**

5' 08" x 7' 10" (1.73m x 2.39m) Double glazed window to front and radiator.

**BATHROOM**

White three piece comprising of a pannelled bath with shower over, pedestal wash hand basin, low level WC, radiator.

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

TBC

**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**  
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**Agents Note:** Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.