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property professionals

**Park Road,
South Moor, Stanley, DH9 7AJ**

- 2 Bedroom First Floor Flat
- Recently Updated
- New Fitted Kitchen With Cooker
- Spacious Lounge/Diner

£350 pcm
EPC Rating E
Holding Deposit £80
Bond £350





Property Description

A recently updated 2 bedroom first floor flat, offering a deceptively spacious home. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance hallway from the front, landing, spacious lounge/diner, bathroom suite, new fitted kitchen with cooker, shared rear yard with outbuildings. EPC Rating E

ENTRANCE LOBBY

3' 1" x 3' 10" (0.95m x 1.18m) uPVC double glazed entrance door with internal door to the hallway.

HALLWAY

Staircase to the first floor.

FIRST FLOOR

Landing, loft access.

LOUNGE/DINER

18' 3" Max x 8' 4" (5.57m x 2.55m) A spacious room with feature fireplace, uPVC double glazed window and radiator.





KITCHEN

9' 7" x 7' 3" (2.93m x 2.23m) Fitted with a new range of wall and base units, fitted work tops and tiled splash backs, slot in cooker, plumbed space for a washing machine, Under bench space for a fridge or condensing dryer, gas combi central heating boiler, two uPVC double glazed windows, vinyl flooring with steps to the uPVC double glazed door to the rear yard steps.

BEDROOM 1

13' 11" x 12' 2" (4.25m x 3.72m) A spacious bedroom with uPVC double glazed window and radiator.



BEDROOM 2

9' 4" x 7' 1" (2.85m x 2.18m) uPVC double glazed window, radiator.

BATHROOM

7' 6" x 5' 10" (2.30m x 1.79m) Curved panel bath with curved shower screen, thermostatic shower over with tiled splash backs, pedestal wash basin, WC, vinyl flooring, radiator, uPVC double glazed window.

EXTERNAL

To front - low maintenance shared front garden. To rear - Enclosed shared yard with outbuilding and access wooden gate.



COSTS

Rent: £350 PCM

Security Deposit: £350

Holding Deposit: £80

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)

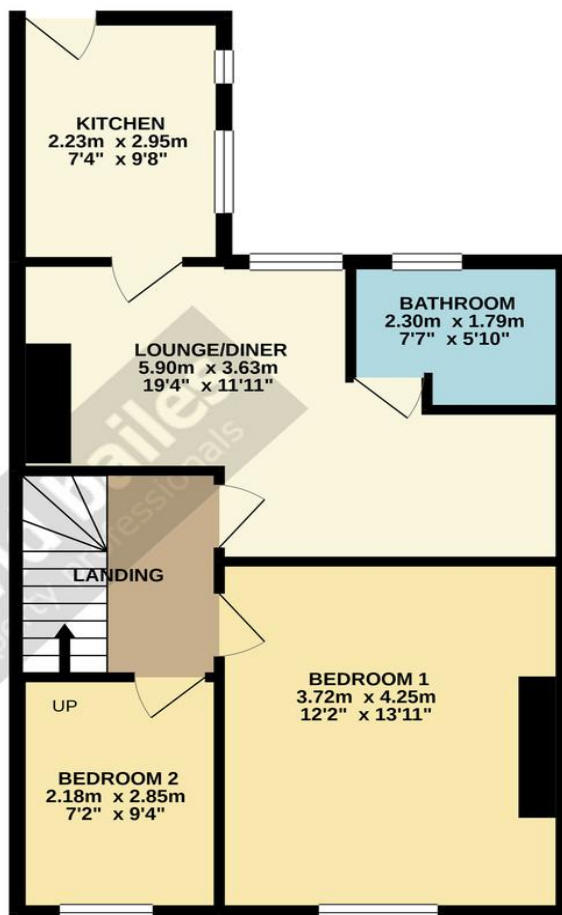
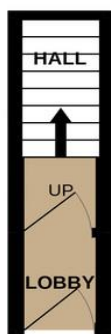
Please note: if you are claiming DSS, Universal Credit, your employment is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

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.

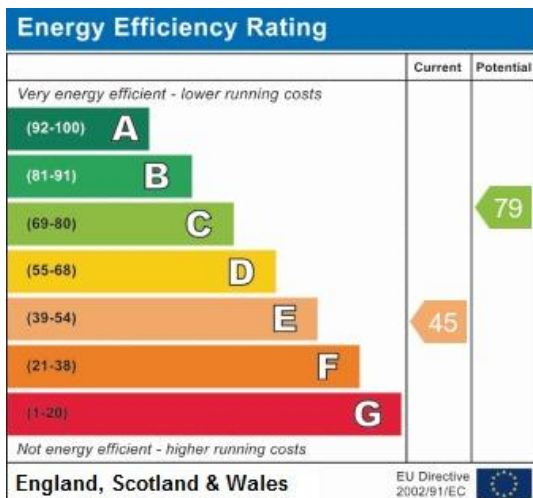
BASEMENT
3.6 sq.m. (39 sq.ft.) approx.

GROUND FLOOR
51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 55.2 sq.m. (594 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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