

TO VIEW PROPERTIES CONTACT
sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com



Tyne & Country

REAL HOMES FOR REAL PEOPLE

3 Park Place Apartments, Consett



£450 Per month

SALES • LETTINGS • INVESTMENTS • PROPERTY MANAGEMENT • BUILDING WORKS

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We are pleased to offer for rent this luxury third floor apartment located in a historic building on Park Road, Blackhill close to Consett Park. The apartment has been finished to a high specification and include: Video entry system, electronic gated car park with allocated parking bay, chrome switches and electrical sockets, double glazing, Satellite and TV aerial in Living Room and Master bedroom. The property briefly comprises: entrance hall, living/dining room, well fitted kitchen with integral appliances, master bedroom with en-suite shower room, second bedroom and bathroom. The property is available unfurnished. We thoroughly recommend viewing to appreciate all this property has to offer. Awaiting EPC

PROPERTY COMPRISES

ENTRANCE FOYER

Stairs to all floors.

ENTRANCE HALL

Entrance door to hall, video entry phone, central heating radiator.

LIVING/DINING ROOM 5.11m x 3.81m

Entrance door to hall, video entry phone, central heating radiator, BT, Satellite and TV points.



KITCHEN 3.99m x 2.01m

Well fitted with wall and base units in Birch finish with contrasting black stone work surfaces over, Stoves stainless steel electric oven with gas hob and extractor hood, integral fridge freezer, washer/dryer(some apartments have dishwasher), stainless steel sink and drainer, tiling to splash area, laminate flooring and recessed lighting.



BEDROOM ONE 3.99m x 2.69m

Double glazed window, central heating radiator, TV aerial. Door to:



EN-SUITE SHOWER ROOM

Fitted with a modern shower cubicle, low level w.c, wash hand basin, ceramic wall tiles, heated towel rail, tiled flooring and recessed lighting.



BEDROOM TWO 3.99m x 2.11m

Double glazed window and central heating radiator.

BATHROOM

Fitted with a modern white suite comprising panelled bath, low level w.c, wash hand basin, ceramic tiling to walls and floor, heated towel rail, expelair, recessed lighting.



EXTERNAL

Security gated entry with remote operation and allocated parking space with gated pedestrian access into stone paved courtyard.



VIEWING ARRANGEMENTS

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION. VENDORS ARE NOT OBLIGED TO SHOW YOU AROUND THE PROPERTY WITHOUT DUE NOTIFICATION

TENANT OBLIGATIONS

THE TENANT IS RESPONSIBLE (UNLESS OTHERWISE INFORMED IN WRITING) FOR THE CONNECTION AND PAYMENT OF ALL UTILITIES INCLUDING GAS, ELECTRIC, WATER, TELEPHONE & COUNCIL TAX. THE TENANT MUST KEEP THE PROPERTY AND ITS' CONTENTS AND GROUNDS IN GOOD CLEAN CONDITION THROUGHOUT THE TERM OF THE TENANCY. IT IS THE RESPONSIBILITY OF THE TENANT TO CONTACT THE RELEVANT UTILITY COMPANIES AT THE BEGINNING AND AT THE END OF THE TENANCY.

PROOF OF RESIDENCY

We must also obtain proof of current residency for each tenant prior to signing a Lease. The only proofs of residency that we will accept are: a driving licence showing current address, a recent (no Older than 3 months) gas, electric, water, telephone/mobile bill, or a recent council tax bill showing your name and current address. We will not accept bank or building society statements/benefit books/post office books/as these can be sent to any address and do not prove residency at a particular address.

OPENING HOURS

OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5.00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO www.rightmove.co.uk and www.tyneandcountry.com

NOTES FOR TENANTS

WE REQUIRE A HOLDING DEPOSIT OF £100.00 PER ADULT ON THE TENANCY WHICH WILL SECURE A PROPERTY AND PAY FOR THE REFERENCING FOR YOURSELF AND ONE GUARANTOR IF CONFIRMED AND AGREED AT THE TIME OF RESERVING THE PROPERTY. THE HOLDING DEPOSIT IS NON-REFUNDABLE. SHOULD YOU FAIL YOUR REFERENCE YOU MAY THEN PROVIDE A GUARANTOR AT A CHARGE OF £50.00. THE HOLDING DEPOSIT IS DEDUCTED FROM OUR ADMINISTRATION FEE.

MEASUREMENTS

ALL MEASUREMENTS ARE TAKEN WITH A SONIC MEASURER. THEY ARE NOT 100% ACCURATE AND ARE GIVEN AS A GUIDELINE ONLY. PURCHASERS MUST SATISFY THEMSELVES WITH REGARD TO ROOM MEASUREMENTS PRIOR TO COMMITTING TO A PROPERTY.

PROFESSIONAL MEMBERSHIPS

Tyne and Country are members of The Property Ombudsman for Estate Agency and The Deposit Protection Scheme.

COSTS TO TENANTS

