



35 Hendersons Court  
Kelso, TD5 7BG

£525 Per Month



2 bed



1 public



1 bath



35 Hendersons Court is a desirable second floor apartment quietly situated in a corner position and enjoying a convenient central location just off the town centre.

Lounge, Kitchen, Two Bedrooms, Bathroom

Landlord Registration No. 1529246/355/18012  
EPC B

LARN1903091





35 Hendersons Court is a desirable second floor apartment quietly situated in a corner position located just off the main square. Finished to a high standard throughout and recently repainted in neutral tones throughout.

#### LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

#### ACCOMMODATION

A welcoming and spacious hallway gives access to all further accommodation. Excellent storage is provided by two built-in cupboards; one housing the utility meters and the other ideal for coat hanging. The lounge is a light and airy room with lots of natural light provided double aspect windows with Juliet style balcony. Ample space for dining table and chairs with door leading through to the kitchen. The modern kitchen is fitted with an excellent range of wall and base units with stainless steel sink with mixer tap and drainer and complete with integrated appliances. A comfortable double bedroom is situated to the rear of the property with double built-in wardrobes providing excellent storage with a further single bedroom presented in neutral contemporary tones again with built-in wardrobe. The bathroom is centrally located, fitted with a three piece suite comprising WC, pedestal sink and bath with chrome shower over and low maintenance wet wall panelling.

#### MEASUREMENTS

Lounge 4.40m x 3.40m (15'5" x 11'2")  
Kitchen 2.60m x 2.40m (8'6" x 7'10")  
Bedroom One 3.30m x 3.20m (10'10" x 10'6")  
Bedroom Two 2.70m x 2.60m (8'10" x 8'6")  
Bathroom 2.10m x 1.80m (6'11" x 5'11")

#### EXTERNAL

To the rear of Hendersons Court there is a residents parking area, accessed off Bowmont Street.

#### COUNCIL TAX

Band B

#### ENERGY PERFORMANCE RATING

Band C

#### LANDLORD REGISTRATION N NYUMER

1529246/355/18012

#### SERVICES

Mains water, gas, drainage and electricity. Double glazing. Gas central heating.

#### ADDITIONAL INFORMATION

Rent £525 per calendar month, plus council tax & utilities. £787.50 deposit is required and references are obtained for the successful applicant through Homelet Referencing. Offered on a Private Residential Tenancy. No smoking is permitted on the premises.

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