



Meadow Rise

Meadowfield DH7 8UH

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Meadow Rise

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- First floor apartment
- EPC RATING - B
- Allocated parking space

- Impressive open plan living, dining and kitchen area
- Modern kitchen & bathroom
- Regular public transport services to the city

- Two bedrooms
- Secure entry system
- Located on the A690 for commuting

Venture Properties are delighted to offer to rent immediately, this super first floor apartment, situated in this popular modern development in Meadowfield. In lovely condition having new carpets and redecoration.

The practical floor plan comprises of a welcoming hallway, a modern fitted kitchen with a range of appliances which is open plan to the lounge creating a large open plan living area, two well proportioned bedrooms and bathroom which has a jack and jill door in to bedroom one.

Meadow Rise is located within walking distance to a local shops, leisure facilities and schools. It also has excellent transport links in to to Durham City, situated 3 miles distant via the A690.

Early viewing is highly recommended for full appreciation.

FIRST FLOOR

Hallway

With airing cupboard and electric heater.

Open Plan Living/Dining Room and Kitchen

24'4" x 9'8" (7.42 x 2.95)

Impressive open plan reception room and kitchen. The lounge and dining area has three UPVC double glazed windows with views, electric heater, TV aerial

point and telephone for the secure entry system.

The kitchen area is fitted with a modern range of wall and floor units having contrasting work tops incorporating a stainless steel sink unit with mixer tap, built in stainless steel oven, electric hob with extractor over and washing machine. Having tiled splash backs, fridge/freezer space, plumbing for a dishwasher, further UPVC double glazed window and electric heater.

Kitchen

Bedroom One

12'7" x 9'0" (3.86 x 2.76)

Double bedroom situated to the front with a UPVC double glazed window, electric heater, and Jack & Jill door to the bathroom.

Bedroom Two

9'0" x 6'11" (2.75 x 2.11)

The second bedroom is also situated to the front with a UPVC double glazed window, built in single wardrobe and electric heater.

Bathroom/WC

9'0" x 5'8" (2.75 x 1.74)

Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and WC. Having tiled splash backs, extractor fan, heated towel rail, UPVC double glazed opaque window to the front and additional door to the hall.

EXTERNAL

Having an allocated parking space and communal garden.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

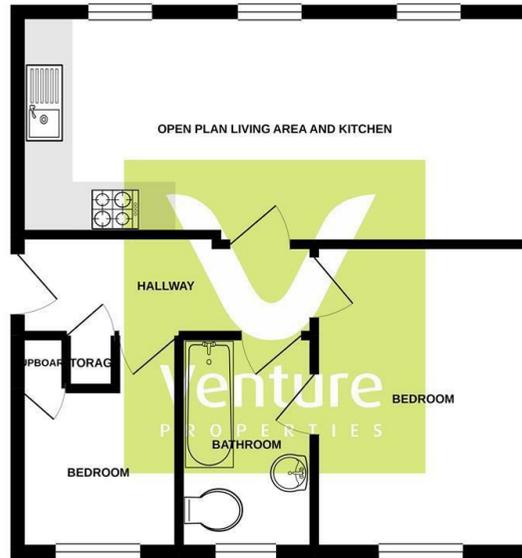
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

THIRD FLOOR



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 errors, omissions 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 here are based on what has been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Leasehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with EE and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band A, Annual Price: £1,701 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 372 9797

1 Whitfield House, Durham, DH7 8XL
durham@venturepropertiesuk.com