



Harvey Avenue

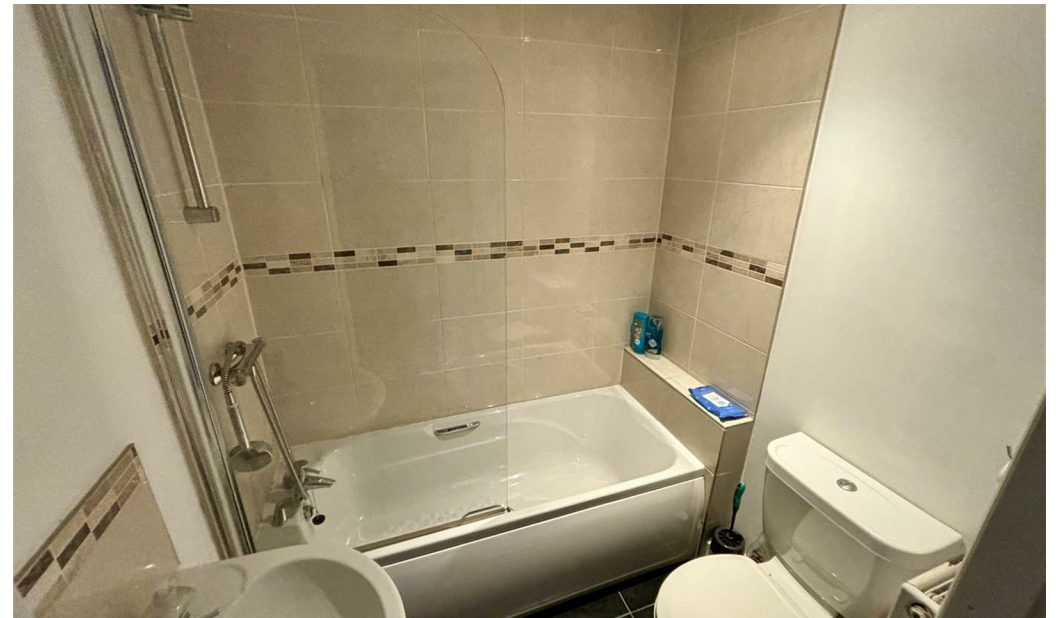
Framwellgate Moor DH1 5ZB

£950 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Well presented
- EPC Rating - C
- Allocated parking

- Impressive open plan living room & kitchen
- Highly sought after estate
- Ensuite shower room and modern bathroom

- Two double bedrooms
- Secure entry system
- Combi gas central heating

Situated on the highly popular residential development, The Meadows, Venture Properties are delighted to offer the opportunity to rent on a furnished basis, this immaculate first floor apartment with many upgraded features which must be seen to be appreciated.

Finished to a high standard throughout, there is an impressive double aspect open plan living room and kitchen having a range of integrated appliances, master bedroom with juliet balcony and an en-suite shower room, further double bedroom with fitted wardrobes and bathroom fitted with modern white suite. Externally there is an allocated parking space and a community garden opposite.

The property is located within easy reach of Durham City and close to the Arnison Retail Park, which offers a wide range of amenities.

Viewing is highly recommended.

Communal Entrance Hall

With stairs to all floors. Secure entry system with intercom.

FIRST FLOOR

Hall

Welcoming hallway with radiator, telephone entry system and storage cupboard.

Open Plan Living Room & Kitchen

20'4" x 13'5" (6.20 x 4.09)

Impressive open plan living room and kitchen which enjoys a UPVC double glazed bay window to the front.

Living Room - spacious area with radiator, TV and telephone points.

Kitchen - Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink unit with tap, built in stainless steel electric oven, electric hob with stainless steel splashback and extractor over. Also having a range of integrated appliances including a fridge, freezer space, dishwasher and washing machine. Further features include a UPVC double glazed window to the side, radiator and cupboard housing the gas central heating boiler.

Bedroom One

10'9" x 8'11" (3.30 x 2.72)

Generous double bedroom with a radiator and UPVC double doors leading to a juliet balcony.

En-suite Shower Room

Fitted with a white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having an attractive range of tiled splashbacks, tiled floor, radiator, recessed spotlighting and extractor fan.

Bedroom Two

9'10" x 8'7" (3.00 x 2.62)

Double bedroom with a UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.

Bathroom/WC

Fitted with a modern white suite comprising of a panelled bath with recently installed mains fed shower over, pedestal wash basin and WC. Having attractive tiled splash backs, tiled floor, radiator, recessed spotlighting and extractor fan.

EXTERNAL

There is an allocated parking space to the rear of the property. The property also overlooks a very pleasant communal garden.

Tenants 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.

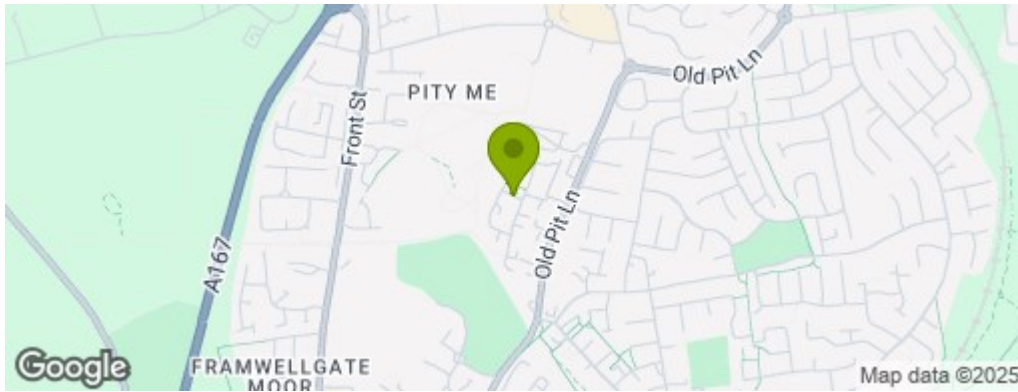
Bond / Deposit

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

www.venturepropertiesuk.com



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Information

EPC RATING - C : COUNCIL TAX BAND - A : FURNISHED

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