



## Prospect Terrace

Durham DH1 4JH

£900 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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# Prospect Terrace

Durham DH1 4JH



- Available mid April
- EPC RATING C
- Modern refitted shower room

- Walking distance to the city centre
- Two double bedrooms
- Spacious living room

- Walking distance to university buildings
- Refitted kitchen with appliances and dining area
- Front and rear gardens

\*\*\*\*\* NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY \*\*\*\*\*

Viewing is highly recommended of this well presented and recently updated property, situated in the popular Nevilles Cross area of the city within easy reach of all amenities, as well as all university buildings.

The floor plan comprises of a spacious living room, good size family dining room and modern refitted kitchen with appliances and space to dine. To the first floor there is a large master bedroom, further double bedroom and bathroom. To the second floor there is also a third bedroom. Externally there is a rear enclosed yard.

## GROUND FLOOR

### Entrance Hall

Entered via composite door. With stairs leading to the first floor and glazed door to the living room.

### Living Room

15'1" x 15'1" (4.60 x 4.60)

Spacious reception room with a UPVC double glazed window to the front, radiator and understairs storage cupboard.

### Open Plan Kitchen and Dining Room

17'4" x 7'10" (5.30 x 2.40)

Refitted with a modern range of wall and floor units having contrasting work surfaces incorporating a sink and drainer unit, a built in oven and hob with extractor over, a fridge/freezer and washing machine. Further features include two UPVC double glazed windows to the rear, tiled splashbacks, recessed spot lighting, radiator and UPVC door to the rear garden.

## FIRST FLOOR

### Landing

With a radiator and access to the loft.

### Bedroom One

15'1" x 13'3" (4.60 x 4.04)

Large double bedroom with a UPVC double glazed window to the front, a built in wardrobe which also houses the combi gas central heating boiler, a further storage recess and radiator.

### Bedroom Two

9'6" x 7'10" (2.90 x 2.40)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

### Shower Room/WC

7'6" x 4'11" (2.29 x 1.52)

Refitted with a cubicle having mains fed shower, hand wash basin and WC inset to a vanity unit. Having tiled splashbacks and flooring, heated towel rail, extractor fan and UPVC double glazed opaque window to the rear.

## EXTERNAL

There are lawned gardens to the front and rear of the property.

## 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 month's rent.

## Bond / Deposit

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

## Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

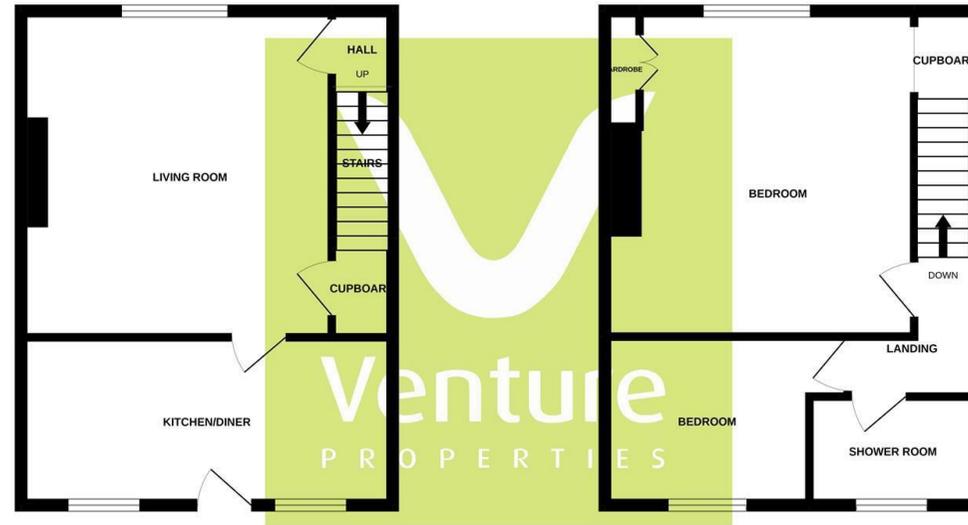
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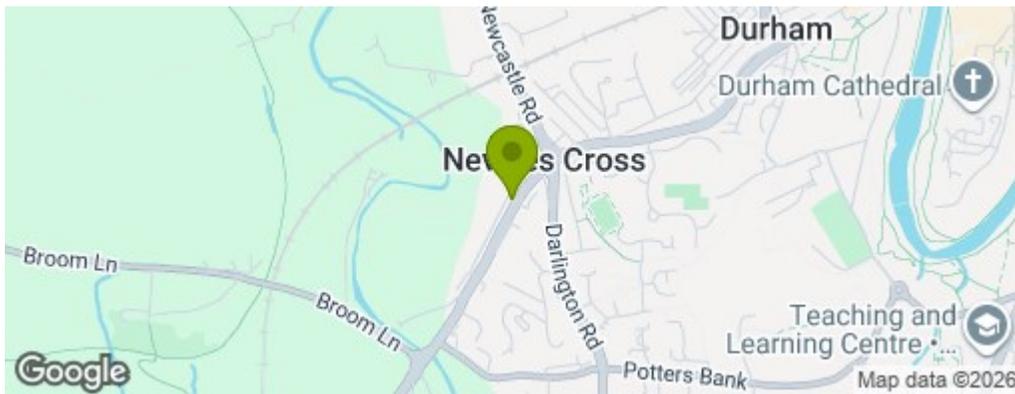
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GROUND FLOOR

FIRST 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 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

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