



Outram Street

Darlington DL3 7DB

£450 Per Calendar Month



**Venture
PROPERTIES**



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Outram Street

Darlington DL3 7DB

- First Floor Studio Apartment
- Viewing recommended
- Close To Local Amenities

ALL BILLS ARE INCLUDED IN THE RENTAL PRICE, EXCEPT COUNCIL TAX

A first floor studio apartment with gas central heating and double glazing close to Darlington town centre and local amenities. The property would be ideal for a single person looking for affordable accommodation. Early viewing is recommended.

Council Tax: Band A

Communal entrance

With stairway leading to landing.

Landing

Leading to

Living Room/Bathroom

15'1" x 11'9" (4.604 x 3.589)

A good size living room to the front of the property with neutral walls and carpets. The room has a single radiator, upvc double glazed window and original cast iron fireplace.

Kitchen/Diner

12'8" x 9'0" (3.867 x 2.760)

With wood-effect floor lino, a range of beech-effect wall, floor and drawer units with contrasting black work surfaces, double radiator, upvc double glazed window, stainless steel sink and drainer, electric cooker and hob, fridge freezer, original cast iron fireplace and space for small dining table and chairs.

Bathroom

10'10" x 6'4" (3.308 x 1.936)

With white suite comprising WC, hand basin, bath with overhead electric shower, double radiator and upvc double glazed window.

- Bedsit
- All bills included, except Council Tax
- Short Stroll To Park



- Close to Town Centre
- Town Centre Area
- Council Tax Band A

External

Council Tax

Band A.

Holding Deposit

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 fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

Deposit (Bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

Deposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Deposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Deposit will be the minimum payment of £150. If the rent is £750, the Deposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

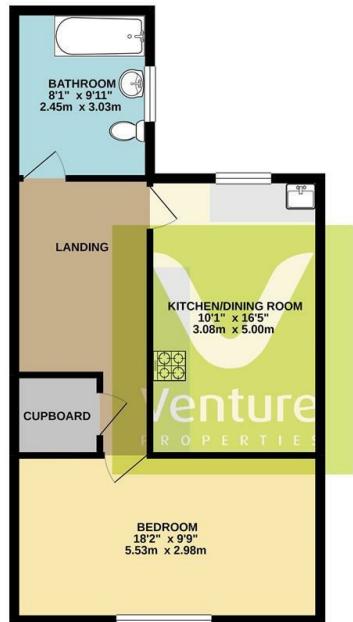
Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Deposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at www.reposit.co.uk/tenants.

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 556 sq.ft. (51.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance only. They are not intended to be used for any construction or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and dimensions shown have not been tested and no guarantee as to their operability or efficiency can be given.
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