



## Twizell Burn Walk

Pelton Fell, Chester Le Street DH2 2BZ

£625 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.



APARTMENTS

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- EPC rating TBC
- Gas central heating

- Two bedroomed apartment
- Fitted kitchen with hob & oven

- UPVC double glazing
- Fitted bathroom / Wc

Welcome to this delightful flat located on Twizell Burn Walk in the charming area of Pelton Fell, Chester Le Street. This modern apartment offers a perfect blend of comfort and contemporary living, making it an ideal choice for individuals or small families seeking a stylish home.

Upon entering, you will find a spacious reception room that serves as a welcoming space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is designed with comfort in mind, ensuring a peaceful retreat at the end of the day.

The property also boasts a modern bathroom, equipped with contemporary fixtures and fittings, perfect for unwinding after a long day. The layout of the flat is thoughtfully designed to maximise space and functionality, making it easy to maintain and enjoy. A washing machine is installed for tenants use.

Situated in Pelton Fell, this property benefits from a tranquil setting while still being conveniently located near local amenities. Residents can enjoy the peaceful

surroundings, with parks and green spaces nearby, perfect for leisurely walks or outdoor activities.

Rent £625  
Holding Fee 144.23  
Deposit 721.15

Council tax band A  
EPC rating TBC

## Communal Entrance

### Lounge

Neutral decoration and double glazed

### Kitchen

Range of white base and wall units with gas hob and electric oven.

### Bathroom / Wc

With white suite comprising of panelled bath pedestal sink and low level w.c.

### Bedroom One

Double bedroom with double glazed windows and neutral decoration

### Bedroom Two

Double bedroom with double glazed windows and neutral decoration

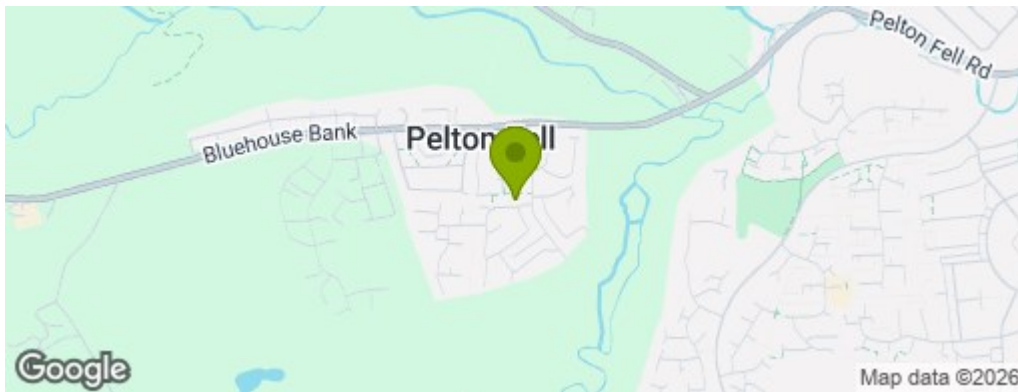
### Deposit and holding fee

Holding Deposit And 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 drag your feet during the application process.

All of our rental properties will require a deposit, payable on the day you move in, equivalent to 5 weeks' rent.



## Property Information

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