



**\*\* SPACIOUS FIRST FLOOR APARTMENT \*\* \*\* BEAUTIFULLY REFURBISHED \*\***  
**\*\*STUNNING BATHROOM WITH BATH AND SHOWER\*\* \*\* PICTURESQUE VILLAGE \*\***

We anticipate demand to be high for this impressive apartment having recently been fully decorated with some new flooring.

Nicely positioned in the village which hosts a range of shops and amenities. There is allocated and visitor parking to the front and security intercom entry system.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

UNFURNISHED

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

RENT £750 PCM

BOND £865

(Application is subject to a Holding Fee - please refer to our website for further details)

**Swain Court, Middleton St George, DL2 1DQ**

**2 Bedroom - Flat**

**£750 PCM**

**EPC Rating: B**

**Tenure:**

**Council Tax Band: B**

## Swain Court, Middleton St George, DL2 1DQ

In brief the accommodation comprise: Enhanced lobby to ground floor with stairs to first floor landing/hallway. Fantastic spacious open plan lounge kitchen. The seating area features a large bay style window, flooding the room with natural light and a feature fire.

Nicely appointed kitchen with breakfast bar. A range of units, work surfaces incorporating a sink unit with mixer tap, electrics ceramic hob cooker hood, single oven, integrated fridge, dishwasher and freestanding washing machine.

Two good size bedrooms, a generous double bedroom with built in wardrobes and a good size single also with build in wardrobe. Bathroom comprise lovely modern white suite with bath, basin, WC and separate shower cubicle.

Externally, allocated and visitor parking

### FRONT EXTERNAL

### HALLWAY

### LOUNGE

11'1" x 14'10" ( 3.40m x 4.54m)

### KITCHEN

8'0" x 12'7" (2.45m x 3.86m)

### BEDROOM ONE

14'7" x 8'7" + wardrobes. (4.47m x 2.64m + wardrobes.)

### BEDROOM TWO

7'5" x 10'0" + wardrobe (2.27 x 3.05 + wardrobe)

### BATHROOM

### EXTERNAL

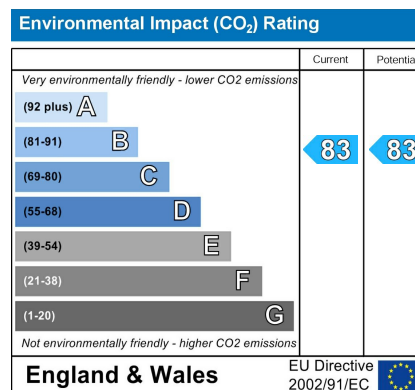
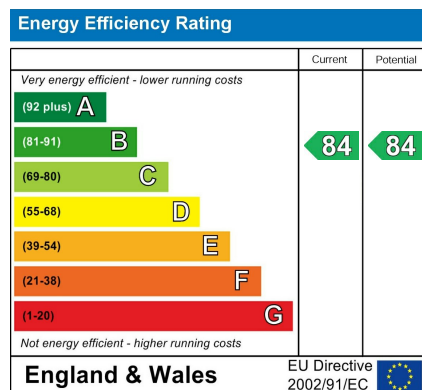


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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Visit. . . [robinsonsteesvalley.co.uk](http://robinsonsteesvalley.co.uk)



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