david bailes
property professionals

Victoria Lodge,
Station Road, Stanley, DH9 0JL

- Deceptively Spacious Ground Floor Flat
- Access From the Rear Of The Main Building
- Over Looks Woodland With Parking Available
- Modern Fitted Kitchen

£350 pcm
EPC Rating B
Holding Deposit £80
Bond £350

Victoria Lodge, Station Road, Stanley, DH9 0JL

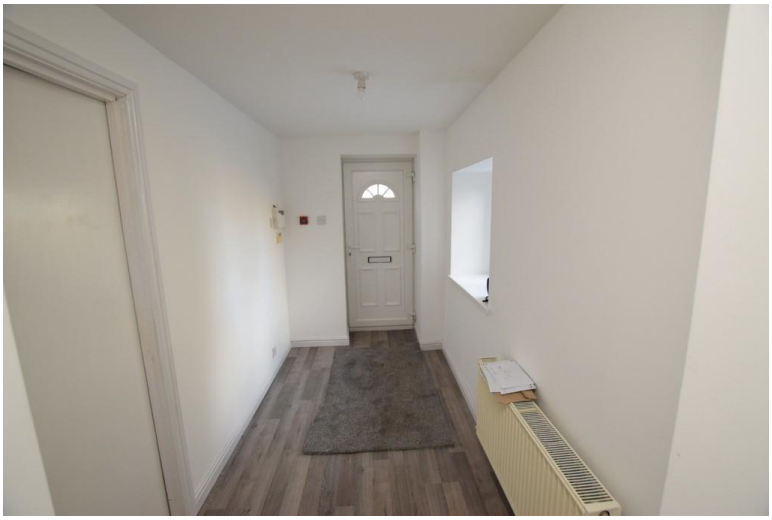
Property Description

A DECEPTIVELY SPACIOUS AND RECENTLY REFURBISHED 1 BEDROOM GROUND FLOOR FLAT. Situated in a block of flats within walking distance of Stanley town centre. The flat can be access from the rear or through the main building. Briefly comprising entrance hall, spacious lounge, kitchen with integrated cooking appliances, 1 bedroom and a bathroom/WC. Warmed by gas combi central heating and double glazing. EPC Rating B

ENTRANCE HALLWAY
uPVC double glazed door, radiator, uPVC double glazed window, laminate flooring.

LOUNGE/DINER
16' 2" x 14' 4" (4.93m x 4.37m) uPVC double glazed window, radiator, laminate flooring.

KITCHEN
16' 6" x 7' 6" (5.03m x 2.29m) Fitted with a range of wall and base units, integrated oven and electric cooking hob, extractor canopy, plumbed for washing



machine, sink and drainer with mixer tap, plumbed for washing machine, laminate flooring, radiator, loft access.

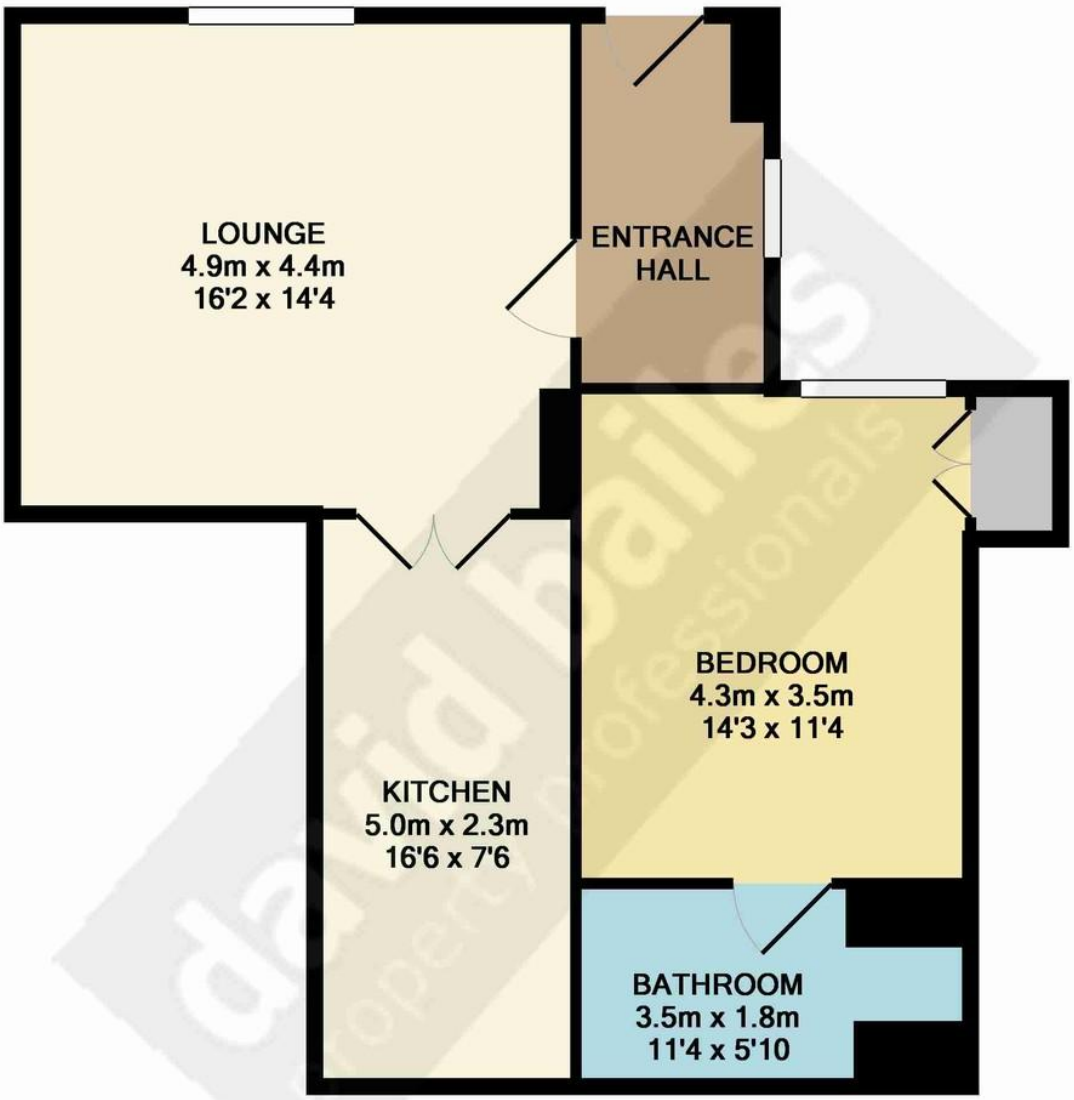
BEDROOM
14' 3" x 11' 4" (4.34m x 3.45m) uPVC double glazed window, radiator, storage cupboard with gas combi central heating boiler, open plan walk in wardrobe.

ENSUITE BATHROOM
11' 4" x 5' 10" (3.45m x 1.78m) A new modern bathroom suite, panel bath with thermostatic shower over, shower screen, pedestal wash basin, WC, towel radiator, Fully tiled walls and flooring.

PARKING
Spaces are available at the rear and to the front of the building.

COSTS
Rent: £350 PCM
Bond: £350
Holding Deposit: £80
Term: A minimum 12 month tenancy.

Non Smokers and No Pets



TOTAL APPROX. FLOOR AREA 59.1 SQ.M. (636 SQ.FT.)

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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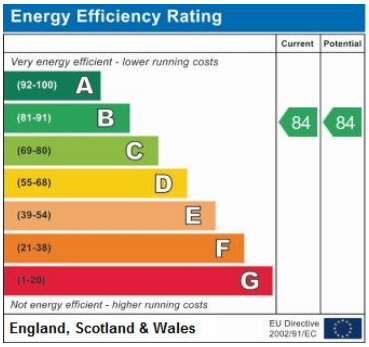

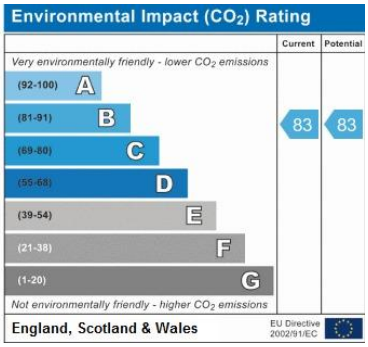

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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