



# 4 ST MARYS CLOSE

Barnard Castle, Durham DL12 8NS



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 4 ST MARYS CLOSE

Barnard Castle, Durham DL12 8NS

4 St Marys Close is a two bedroom apartment style property situated within walking distance of the town centre of Barnard Castle.

The accommodation briefly comprises: entrance hall, utility/downstairs WC, open plan living/dining/kitchen, two bedrooms and a bathroom at mezzanine level.

Externally there is one parking space.



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

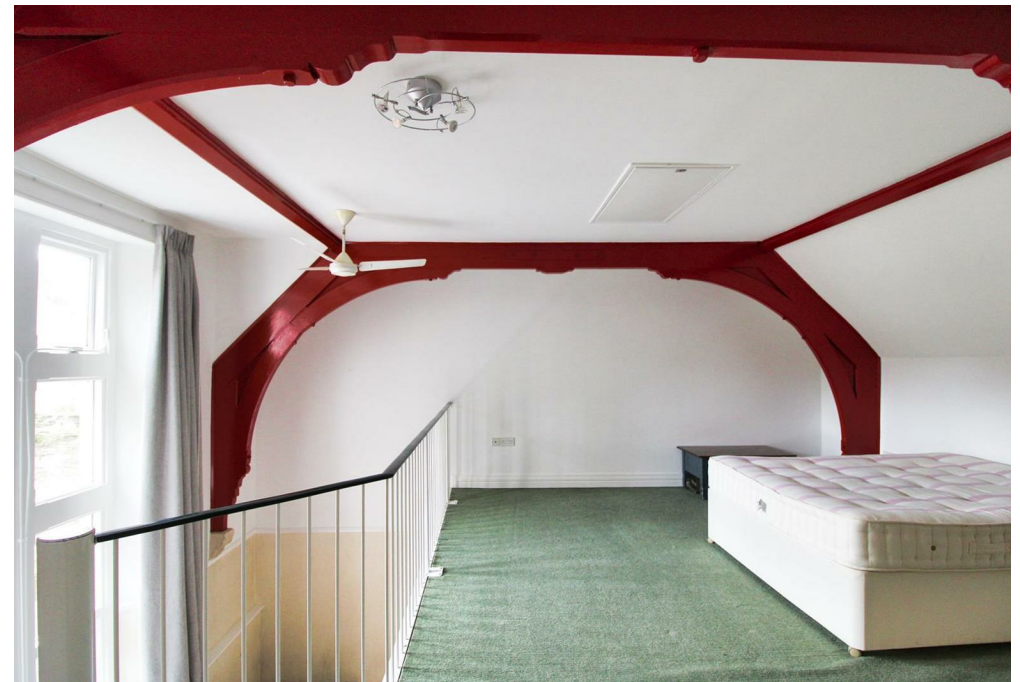
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01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

GSCGRAYS.CO.UK

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### Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

### Description

A spacious two bedroom apartment style property within this historical development, offering open plan living accommodation with a mezzanine level, combined with character and period features. The ground floor accommodation comprises: entrance hall. Utility room with space and plumbing for a washing machine, WC, wash hand basin. Living/dining/kitchen with spiral staircase leading to mezzanine first floor, a range of fitted wall and base units, integral electric oven and hob, breakfast bar and space for fridge. The mezzanine first floor comprises of an open plan double bedroom with beams to ceiling. Second bedroom or dressing room with fitted wardrobes. Bathroom recently upgraded to comprising bath with shower over, hand basin in vanity unit, WC and fully tiled. Externally there is one allocated parking space. The property also has the benefit of gas central heating, an intercom entry system, double glazing throughout and all mains services.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months, at a rental of £695 per calendar month, payable in advance by standing order. In addition, a deposit of £801 shall also be payable prior to occupation.

### Holding deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded B.

### Viewings

Viewings are to be arranged via the Agents GSC Grays on 01748 897629

### Particulars

Particulars written and photographs taken September 2014.

### Disclaimer

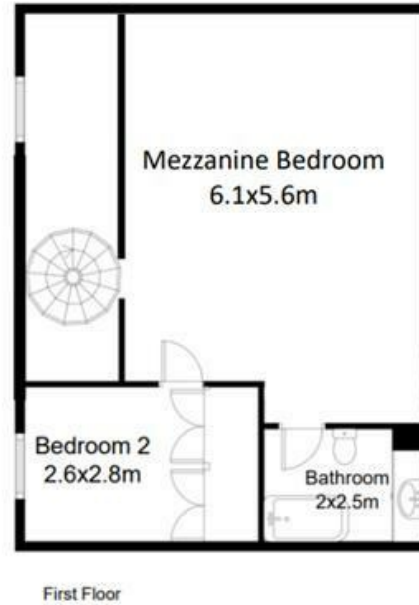
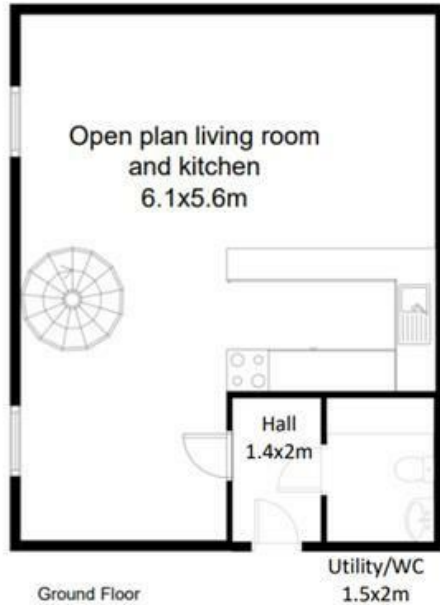
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any



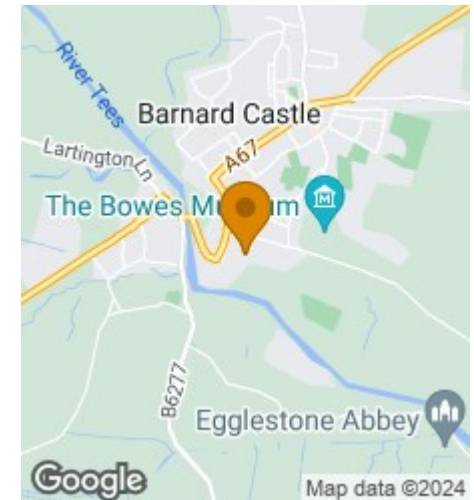


## 4 St Mary's Close, Barnard Castle



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.