



10 ST. MARYS CLOSE

Barnard Castle, County Durham DL12 8NS



GSC GRAYS

PROPERTY • ESTATES • LAND

10 ST. MARYS CLOSE

Barnard Castle, County Durham DL12 8NS

10 St Mary's Close is an impressive two bedroom, ground floor apartment renovated to a high standard and located in a prominent position overlooking the Demesnes, with its own private garden. The property is available to let immediately.



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Situation & Amenities

Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

Description

10 St Mary's Close is a two bedroom, ground floor apartment, located in a prominent position overlooking the Demesnes. The accommodation offers a spacious hall which provides ample space for an at home office, if desired. Leading off from the hall is the open plan living/dining/kitchen which boasts a newly fitted kitchen with a range of fitted wall and base units, contrasting work surface, tiled splashbacks and the following integrated appliances: fridge/freezer, induction hob, extractor hood, Neff microwave and a Neff oven. The living/dining/kitchen enjoys numerous windows looking onto the garden and also has two doors which open onto the garden. The apartment has two double bedrooms, once of which also has a door opening onto the garden. There is a bathroom offering a walk-in shower enclosure with mains shower, WC and hand basin in a vanity cupboard with fully tiled walls and floor. To conclude the internal accommodation, there is a utility cupboard. Externally, there is a private, enclosed lawned and planted front garden and parking for one car.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £775 per calendar month, payable in advance by standing order. In addition, a deposit of £894 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 and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property. The property is leasehold and it is a condition of the lease.

Local Authority and Council Tax

Durham County Council. For Council Tax purposes the property is banded C.

Services

Mains electricity, drainage, water and gas.

Viewings

Strictly by appointment only via GSC Grays.

Particulars

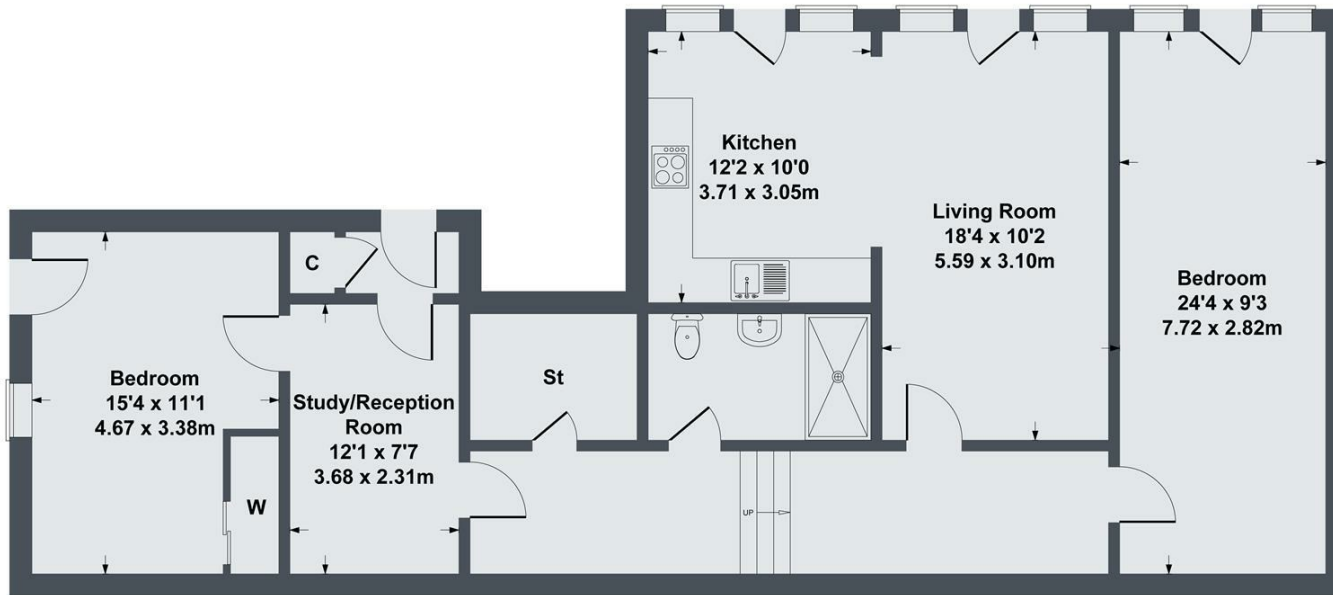
Particulars written and photographs taken August 2022.



10 St. Mary's Close, Barnard Castle

Approximate Gross Internal Area

1133 sq ft - 105 sq m

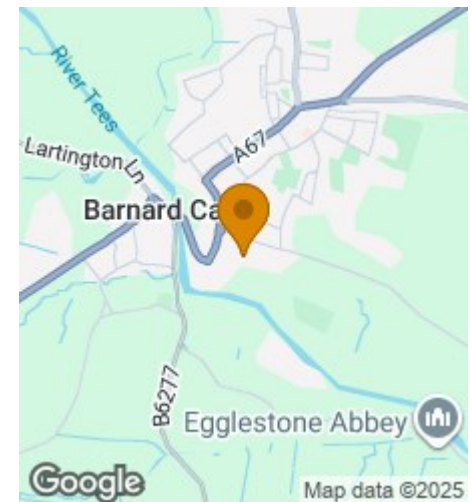


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer Notice

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 lessors 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 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.