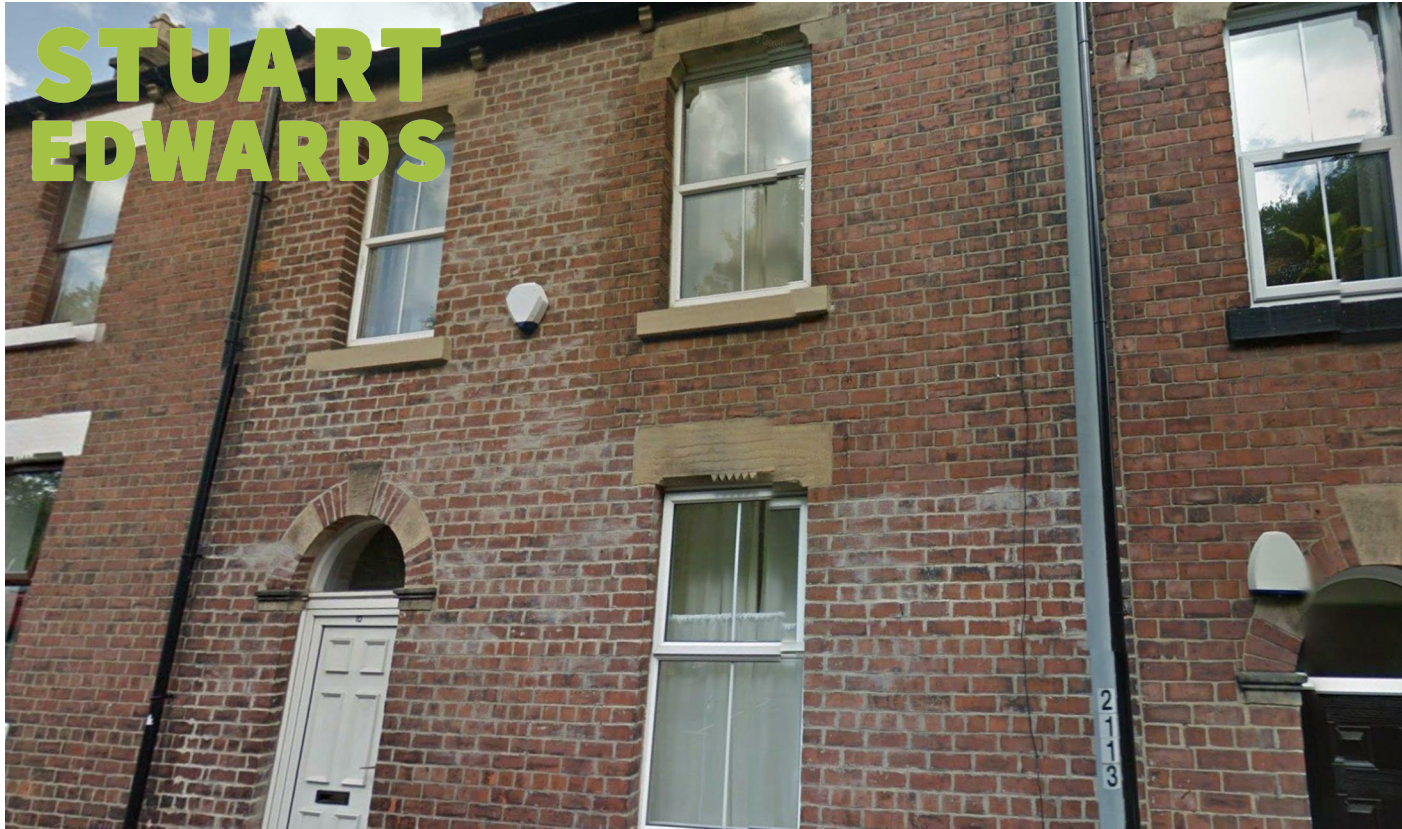


**STUART  
EDWARDS**



## Flass Street

Durham City, Durham DH1 4BE

- 10 Month Contract
  - 7 Bedrooms
  - 2 Shower Rooms
- UPVC Double Glazing
- Gas Central Heating
- Top Quality Student Accommodation
- Kitchen/Lounge/Diner
- Viaduct Location
- Rear Yard

**£160 Per Week**

**Council Tax Band: Exempt**  
**EPC Rating: C**

**FULL DESCRIPTION**

ROOMS AVAILABLE IN THIS STUDENT ACCOMMODATION SITUATED IN THE VIADUCT AREA OF DURHAM CITY. £160 PER ROOM PER WEEK EXCLUSIVE OF UTILITIES or 175 PER ROOM, PER WEEK, INCLUSIVE OF UTILITIES, 10 MONTH AGREEMENT.

The living accommodation comprises: entrance hallway, fully equipped modern kitchen with white goods, dining table and lounge with sofa and flat screen TV. There is also a 2 ground floor bedrooms and 2 luxury shower rooms. To the first floor there are another 5 good sized bedrooms and cloakroom/wc. Externally there is a rear yard.

Benefiting from gas central heating via a combi boiler, UPVC double glazing and security alarm system.

This is prime City Centre student rental accommodation, in the highly regarded and much sought after Flass Street. Well presented throughout early viewings are strongly recommended.

**ENTRANCE HALLWAY**

UPVC double glazed entrance door. Hallway with two double radiators and security alarm system.

**OPEN PLAN LOUNGE/KITCHEN**

19'11" x 12'6"

Modern range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, feature tiled splashbacks and ceramic tiled flooring, spot lighting. There is also a lounge/dining area with sofa, flat screen tv, dining table and double radiator.

**LUXURY SHOWER ROOM 1**

White suite comprising: low level wc, pedestal wash hand basin, shower cubicle, chrome heated towel rail, fully feature tiled walls and flooring, spot lighting and extractor fan.

**LUXURY SHOWER ROOM 2**

White suite comprising: low level wc, pedestal wash hand basin, shower cubicle, chrome heated towel rail, fully feature tiled walls and flooring, spot lighting and extractor fan.

**BEDROOM 1**

13'7" x 9'3"

Double radiator. small double (4ft ottoman bed) which lifts for storage underneath, memory foam topped mattresses, wardrobe, bedside cabinet, chest of drawers and desk with cabinet underneath and swivel chair.

**BEDROOM 2**

10'11" x 8'6"

Double radiator. small double (4ft ottoman bed) which lifts for storage underneath, memory foam topped mattresses, wardrobe, bedside cabinet, chest of drawers and desk with cabinet underneath and swivel chair.

**FIRST FLOOR LANDING**

**CLOAKROOM/WC**

White comprising: low level wc, pedestal wash hand basin, radiator and feature tiling.

**BEDROOM 3**

9'7" x 9'3"

Double radiator. small double (4ft ottoman bed) which lifts for storage underneath, memory foam topped mattresses, wardrobe, bedside cabinet, chest of drawers and desk with cabinet underneath and swivel chair.

**BEDROOM 4**

10'6" x 9'8"

Double radiator. small double (4ft ottoman bed) which lifts for storage underneath, memory foam topped mattresses, wardrobe, bedside cabinet, chest of drawers and desk with cabinet underneath and swivel chair.



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