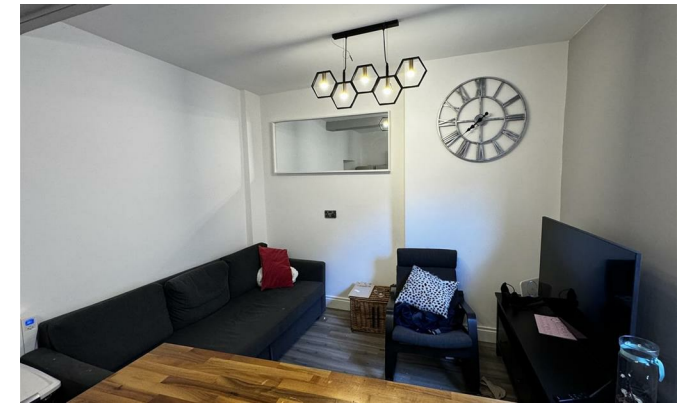


# STUART EDWARDS



## Elvet Bridge

, Durham DH1 3AA

- STUDENT ACCOMMODATION 2024/2025
- REFURBISHED
- 1ST FLOOR APARTMENT
- 4 DOUBLE BEDROOMS
- COMMUNAL LOUNGE
- FULLY EQUIPPED KITCHEN
- 2 STYLISH BATHROOMS
- £225 PPPW INCLUSIVE OF BILLS!
- SECONDARY GLAZING

£900

## Council Tax Band: Exempt EPC Rating: D

### FULL DESCRIPTION

Refurbished first floor apartment, situated in the heart of Durham City Centre. This is student rental accommodation available from the 1st July 2024. £225 PER PERSON PER WEEK INCLUSIVE OF UTILITY BILLS.

This stylish accommodation is well presented throughout and comprises: entrance, communal lounge, fully equipped kitchen, 2 contemporary bathrooms and 4 double bedrooms with bed, wardrobe, chest of drawers, desk and chair.

Its also worth noting that the landlord has installed interior glazing to help sound proof and further insulate the property.  
Early reservation is strongly recommended to avoid disappointment.

### ROOM DIMENSIONS

Entrance lobby  
Stairs to first floor  
Landing  
Stairs to second floor  
Living Space 4.75m x 3.64m  
Bedroom one 3.29m x 3.72m  
Bathroom 2.01m x 2.46m  
Second floor landing  
Bedroom two 4.17m x 3.67m  
Bedroom three  
Third floor  
Bedroom four 2.58m x 3.3m

### EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8634-8529-2300-0948-3206>

### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

### Property Portals

We are proud to be affiliated with the UK's leading property portals.  
Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

### Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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.

