

**STUART  
EDWARDS**



## High Street South , Langley Moor DH7 8JW

- FLAT SITUATED OVER 2 FLOORS
- LOUNGE, KITCHEN & BATHROOM
- NEW FURNITURE TO BE PROVIDED
- STUDENTS OR PROFESSIONALS WELCOME
  - NEWLY REFURBISHED
- 3 BEDROOMS
- REAR COURTYARD WITH 2 STORAGE SHEDS
- £100 PER ROOM PER WEEK INCLUSIVE OF BILLS
- SORRY NO PETS
- NEWLY DECORATED & NEW FLOOR COVERINGS

**£300**

**Council Tax Band: A**  
**EPC Rating: D**

**FULL DESCRIPTION**

**\*\*STUDENTS & PROFESSIONALS WELCOME\*\* \*\*ADVERTISING FOR 24/25 ACADEMIC YEAR\*\* £100 PER PERSON PER WEEK INCLUSIVE OF BILLS!**  
Available 1st July 2024, we bring to the market this recently refurbished, NEW FURNITURE TO BE PROVIDED, 3 bedroom apartment over 2 floors, ideally suited for tenants working or studying in Durham City due to the fantastic transport links. Internally the property is brand newly decorated with new flooring, and comprises: kitchen, bathroom & lounge to the ground floor, whilst to the 1st floor a central landing with large storage cupboard provides access to the 3 bedrooms.. To the rear of the property there is an enclosed courtyard area for recreation, & 2 brick-built storage sheds for storage of bins and bicycles etc. The property has undergone full redecoration with replacement carpets, brand new blinds & a new front door will be installed prior to letting, and the property will be fully furnished. The property is fully double glazed, gas combi boiler and is EPC Rated D.

**DIMENSIONS**

Kitchen - 3.42m x 1.86m  
Bathroom - 2.62m x 1.64m  
Lounge (ground floor) - 4.37m x 2.66m  
Bedroom 1 - 4.27m x 3.17m  
Bedroom 2 - 4.14m x 3.51m  
Bedroom 3 - 3.19m x 2.12m

**ADDITIONAL INFORMATION**

Available 1st July 2024 on min. 12 month tenancy, professionals & students welcome, sorry no pets, available fully furnished. Price £115 per person per week based on 3 sharers), The rent is inclusive of all bills.

**EPC**

EPC Rating - D  
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0745-2845-6697-9698-8821>

**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.

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**Property Viewing**

Contact Stuart Edwards Estate Agents for an appointment to view.

**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.

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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.

