

**STUART
EDWARDS**



Kepier Crescent

, Durham DH1 1BF

- MODERN DUPLEX APARTMENT
 - FULLY FURNISHED
 - OPEN PLAN LOUNGE/KITCHEN/DINER
- ALLOCATED PARKING AND VISITORS PARKING
 - CLOSE TO THE A1(M) MOTORWAY & A690
- 2 DOUBLE BEDROOMS
- AVAILABLE IMMEDIATELY
 - 2 SHOWER ROOMS
- 1 MILE FROM DURHAM CITY

£1,000 Per Month Per Month





FULL DESCRIPTION

Modern duplex apartment available immediately on a fully furnished basis and just 1 mile from Durham City Centre. Comprising: entrance lobby with two storage cupboards, open plan lounge, kitchen, diner, 2 double bedrooms and 2 contemporary shower rooms. Externally allocated off road parking is provided in addition to visitors parking. With UPVC double glazing and gas central heating via a combi boiler with radiators to all rooms.

Superbly located close to the heart of Durham City, this development boasts an exclusive collection of 8 luxurious two bedroom stylish apartments which feature a high contemporary finish with modern fixtures and fittings.

Just a short walk to transport links and the vast wealth of local shops, bars and restaurants Durham City has to offer. The location is fantastic for young professionals commuting to the City Centre. Also close to both the A690 and A1 (M) motorway for great commuter links to other regional centres.

Durham City has experienced extensive growth in recent years and has wide work and social appeal.

Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

ENTRANCE HALLWAY

Double radiator, two storage cupboards and stairs leading to the master bedroom.

OPEN PLAN LOUNGE/KITCHEN/DINER

21'7" x 16'9"

Modern range of wall and floor units incorporating breakfast bar with seating and inset stainless steel sink unit with mixer tap. Washing machine and integrated electric oven, hob and extractor hood. Two double radiators, spotlighting, lounge area with a range of living room furniture and dining area with table and chairs.

BEDROOM 1

14'6" x 11'1"

Double radiator, double bed and bedroom furniture.



EN-SUITE SHOWER ROOM

Contemporary suite with low level wc, vanity storage unit with inset wash hand basin and mixer tap, shower cubicle with mains fed shower, part tiled walls, tiled flooring, double radiator, double radiator, shaver socket, spot lighting and extractor fan.

BEDROOM 2

10'5" x 10'2"

Double radiator , double bed and bedroom furniture.

BATHROOM

Contemporary suite with low level wc, vanity storage unit with inset wash hand basin and mixer tap, double shower cubicle with mains fed shower, part tiled walls, tiled flooring, double radiator, double radiator, shaver socket, spot lighting and extractor fan.

ALLOCATED PARKING

Undercover parking accessed at the rear of the building. The block also provides two off-road parking spaces for visitors.

EPC

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0898-5977-7312-6618-2970>

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, Zoopla.co.uk & 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.



Council Tax Band: B
EPC Rating: B

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

0191 3848440
enquiries@stuartedwards.com
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.