

STUART EDWARDS



Elvet Bridge

, Durham DH1 3AA

- STUDENT ACCOMMODATION 2025/2026
- REFURBISHED
- 1ST FLOOR APARTMENT
- 4 DOUBLE BEDROOMS
- COMMUNAL LOUNGE
- FULLY EQUIPPED KITCHEN
- 2 STYLISH BATHROOMS
- £240 PPPW INCLUSIVE OF BILLS!
- SECONDARY GLAZING

£960



Council Tax Band: Exempt EPC Rating: D

FULL DESCRIPTION

STUDENT ACCOMMODATION 2025/2026.

Refurbished first floor apartment, situated in the heart of Durham City Centre. This is student rental accommodation available from the 1st July 2025. £240 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.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

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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.

