



**STUART  
EDWARDS**



## Gilesgate

, Durham DH1 1QW

- Student Accommodation Available 2025/2026
  - 5 Bedrooms
  - 3 WC'S & 2 Shower Rooms
- Gas Central Heating & UPVC Double Glazing
  - £175 Per Room Per Week
- Claypath, Durham City
- Spacious Open plan Lounge/Kitchen/Diner
  - Rear Garden With Patio Area
  - Utilities Included
- Deposit £758 Per Person

**£875 Per Week**

## Council Tax Band: Exempt EPC Rating: C

### FULL DESCRIPTION

STUDENT ACCOMMODATION AVAILABLE 2025/2026 SITUATED IN THE CLAYPATH AREA OF DURHAM CITY. £175 PER ROOM, PER WEEK. INCLUSIVE OF UTILITY BILLS WITH A FAIR USAGE AMOUNT OF £7000PA.

Situated within 5 minutes walking distance from Durham Market Place and close to the St Hilde/Bede University Campus.

The accommodation comprises: entrance hallway, spacious open plan lounge/dining and fully equipped kitchen, 5 bedrooms, 3 WC's and 2 shower rooms.

All bedrooms include: minimum 4ft double bed, desk, wardrobe, chest of drawers and bookcase. The lounge area has sofas, flat screen TV and dining table with chairs are in the dining area.

UPVC double glazed French doors lead to the rear garden with patio area and garden.

The property has gas central heating with underfloor heating, UPVC double glazing and security alarm system.

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

### IMPORTANT INFORMATION

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.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/5137-9529-2200-0746-3226>

### 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.

### WEBSITE COVERAGE

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.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANK YOU

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.

