



Flass Street

, Durham DH1 4BE

- STUDENT ACCOMMODATION
- 4 ROOMS AVAILABLE
- FULLY EQUIPPED KITCHEN
- BATHROOM ON FIRST FLOOR
- AVAILABLE 2025/2026
- COMMUNAL LOUNGE/DINING ROOM
- £180 PER ROOM PER WEEK EXCLUSIVE OF BILLS
- REAR YARD

£720 Per Week

Council Tax Band: Exempt EPC Rating: D

Full Description

STUDENT RENTAL ACCOMMODATION AVAILABLE 2025/2026 4 ROOMS AVAILABLE, £180 PER ROOM PER WEEK EXCLUSIVE OF BILLS.

Situated in the highly sought after Viaduct area of Durham City.

The internal living accommodation comprises: entrance hallway, bedroom 1, communal lounge/dining room and fully equipped kitchen. To the first floor there's a landing with 3 further bedrooms and a bathroom. Externally there's a yard area to the rear.

Fully furnished and having gas central heating and UPVC double glazing.

Sure to prove extremely popular therefore early reservation is strongly recommended.

Room Dimensions

Communal Lounge/Dining Room 4.20m x 3.30m

Kitchen 4.70m x 2.20m

Bedroom 1 4.50m x 4.20m

Bedroom 2 4.50m x 4.00m

Bedroom 3 4.00m x 3.40m

Bedroom 4 3.00m x 2.10m

Bathroom 2.20m x 2.00m

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8538-6121-4670-8435-6902>

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.

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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.

