



## St. Monica Grove

Durham City, Durham DH1 4AS

- Student Accommodation
- Completely Refurbished
- £120 PER ROOM PER WEEK, INCLUSIVE OF BILLS
- Communal Lounge
- Driveway & Garden
- Available Academic Year 25/26
- 7 Bedrooms
- Kitchen/Dining Room
- 2 Bathrooms
- AVAILABLE TO LET ON A SINGLE ROOM BASIS.

**£120 Per Week**

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

**FULL DESCRIPTION**

AVAILABLE TO LET ON A SINGLE ROOM BASIS FOR ACADEMIC YEAR 2025/2026.  
5 ROOMS CURRENTLY AVAILABLE.  
Newly Renovated to a very high standard!  
£120 PER ROOM PER WEEK, INCLUSIVE OF BILLS.  
7 BEDROOMS AND 2 BATHROOMS, communal lounge, modern kitchen/diner with all appliances, fully furnished, all double beds and rear garden giving plenty of space for barbeques and parties.  
Driveway providing off road parking.  
Gas central heating and UPVC double glazing.  
Excellent student accommodation, early reservation ins strongly recommended.

**ENTRANCE PORCH**

**HALLWAY**

**LOUNGE**

Comfy large sofas and a large flat screen smart TV.

**KITCHEN/DINER**

Modern range of wall and floor units with inset stainless steel single drainer sink unit with mixer tap. Two large fridge/freezers, dishwasher, automatic washing machine, tumble drier and integrated stainless steel oven, hob and extractor hood. Spot lighting, radiator and tiled flooring.  
Dining table and chairs.

**FIRST FLOOR LANDING**

**BEDROOM 1**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**BEDROOM 2**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**BATHROOM**

Comprising: shower cubicle with shower, wash hand basin, low level WC, bath, spotlights, UPVC double glazed window and heated towel rail.

**SHOWER ROOM**

Comprising, shower cubicle with shower, wash hand basin, low level WC, spotlights, UPVC double glazed window and heated towel rail.

**BEDROOM 3**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**BEDROOM 4**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**BEDROOM 5**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**BEDROOM 6**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

**BEDROOM 7**

Double bed, bedside drawers, mirrored wardrobe, large chest of drawers, desk with drawers under, comfy office chair, carpeted and with radiator.

1 & 2 Blue Coat Buildings, Claypath,  
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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.