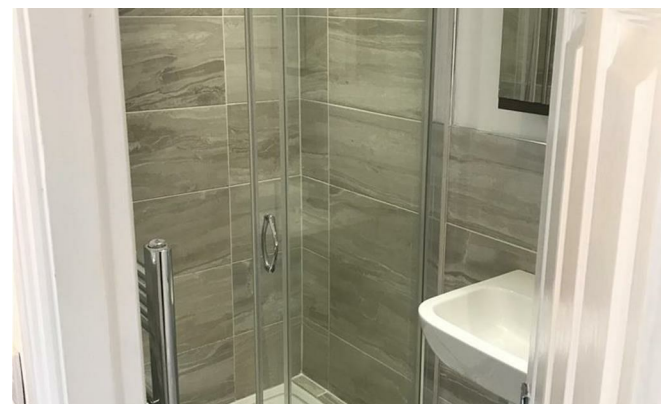


# STUART EDWARDS



## Nevilledale Terrace

Durham City, Durham DH1 4QG

- GROUND FLOOR FLAT
- £210 PER ROOM PER WEEK EXCLUSIVE OF BILLS
- 2 MODERN SHOWER ROOMS
- GARDEN
- 10 MONTH CONTRACT
- 2 BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE AREA
- ON STREET PERMIT PARKING
- GAS CH & UPVC DOUBLE GLAZING

**£420 Per Week**

## Council Tax Band: Exempt EPC Rating: D

### FULL DESCRIPTION

NEWLY ADVERTISED FOR 2025/2026

STUDENT ACCOMMODATION AVAILABLE FROM 1ST SEPTEMBER 2025.

Ground floor apartment £210 PER ROOM PER WEEK EXCLUSIVE OF BILLS.

The internal living accommodation comprises, fully equipped kitchen/diner, 2 modern shower room and 2 double bedrooms.

Externally there is an enclosed garden.

In the heart of Crossgate, 15 minutes' walk from Science Site and 10 minutes through the city centre to Elvet Riverside. It is also close to the business school and Al-Quashimi building.

Benefiting from gas central heating and UPVC double glazing throughout.

A prime location, highly popular amongst students, therefore early reservation is strongly recommended.

### EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6600-3431-0522-3194-3523>

### 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.

### 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.

### 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.

### THE PROPERTY OMBUDSMAN.

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

### 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.

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

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://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.

