



## Harvey Avenue

Durham DH1 5ZB

- MODERN FIRST FLOOR APARTMENT
  - 2 BEDROOMS
  - KITCHEN APPLIANCES
- ONE ALLOCATED OFF ROAD PARKING SPACE
  - AVAILABLE NOW
- CONVENIENT SOUGHT AFTER LOCATION
  - OPEN PLAN LOUNGE/DINING ROOM
  - FULL BATHROOM SUITE WITH SHOWER
  - FURNISHED
  - NO PETS OR SMOKERS

**£900 Per MonthPer MonthPCM**







### FULL DESCRIPTION

Conveniently located modern first floor apartment available from the 1st May on a furnished basis. Well maintained and presented throughout, the internal living accommodation comprises: entrance hallway with stairs leading to the first floor apartment, inner hallway, open plan lounge dining room with laminate flooring throughout, modern kitchen and appliances. Two carpeted, good sized bedrooms and bathroom suite with shower. Externally there is one allocated off road parking space. Having gas central heating and UPVC double glazing. Sure to prove extremely popular, therefore early reservation is strongly recommended.

### AREA INFORMATION

Situated approximately 2/3 miles north of Durham City, the highly sought after Framwellgate Moor will meet the needs of the most discriminating purchasers in terms of location. Framwellgate Moor is close to a good children's nursery, primary and secondary school and local shops. The University hospital of North Durham and Arnison Centre Retail Park also lie within close proximity. Durham City is delightful with its cobbled streets and a range of local and regional retailers as well as a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University. Also the A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region.

### ENTRANCE

Composite entrance door leading to hallway with double radiator and stairs to the first floor.

### INNER HALLWAY

Carpet, double radiator, storage cupboard, spot lights and Velux window.

### OPEN PLAN LOUNGE/KITCHEN/DINER

10'11" x 17'8"

Having laminate flooring throughout and having a lounge area with double radiator.

The modern fitted kitchen with a range of wall and floor units, laminate worktops and inset stainless steel sink and drainer with mixer tap. Integrated washer, oven, gas hob and extractor hood. Free-standing fridge/freezer, wall mounted central heating boiler and Velux window.

### BEDROOM 1

12'2" x 11'0"

Double radiator.

### BEDROOM 2

7'10" x 10'4"

Storage cupboard and double radiator.

### BATHROOM

6'9" x 5'1"

White suite comprising: low level wc, wash hand basin, panel bath with mains fed shower and glass screen, double radiator, Velux window, extractor fan and spot lighting.

### PARKING

One allocated off road parking space.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0767-3027-8206-1717-4200>

### 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](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.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.



**Council Tax Band: B**  
**EPC Rating: C**

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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.