



## Monument Court

Durham DH1 4PD

£895 Per Calendar Month







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Monument Court

Durham DH1 4PD



- Available immediately
- EPC RATING B
- Newly fitted kitchen

- Superb ground floor apartment
- Recently refurbished
- Stylish refitted bathroom

- Unfurnished
- Two double bedrooms
- Parking and Secure entry system

Venture Properties are delighted to offer the opportunity to rent this recently refurbished, two bedroom apartment situated within this sought after complex. Located within walking distance to the heart of Durham City and providing very spacious ground floor living accommodation, the property is perfect for a wide range of tenants. Having a newly fitted kitchen, a refitted bathroom, recently laid floorings, stylish decor and with attractive features such as combi gas central heating and triple glazing, the property is comfortable and ready to move in to.

The impressive floor plan comprises of a hallway with storage, the spacious living/dining room opens in to the comprehensively fitted kitchen with a range of appliances. There are two generous double bedrooms and a stylish refitted bathroom. Externally the property has a designated parking space, as well as communal gardens.

Monument Court is situated at Nevilles Cross, only a short walk from Durham City and University Buildings. It also has immediate access to the A167 providing excellent road links both North and South.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Entrance Hall

A welcoming hallway with storage cupboard, radiator and further cupboard housing the combi gas central heating boiler.

### Living/Dining Room

20'5" x 15'4" (6.23 x 4.68)

A large reception space with two glazed windows, recessed spotlighting, radiator, radiator, TV and telephone points.

Open plan to the kitchen creating a fantastic space which is perfect for modern living.

### Kitchen

12'2" x 6'3" (3.71 x 1.92)

Newly refitted with a comprehensive range of wall and floor units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, an integrated washing machine, as well as a fridge/freezer. Having tiled splashbacks and flooring and recessed spotlighting.

### Bedroom One

13'3" x 11'8" (4.04 x 3.58)

Generous double bedroom with a triple glazed window, radiator, TV and telephone points.

### Bedroom Two

12'5" x 9'8" (3.79 x 2.95)

Further double bedroom with triple glazed french doors and radiator.

### Bathroom/WC

7'7" x 7'1" (2.32 x 2.16)

Refitted with a panelled bath with mains fed shower over, hand wash basin inset to a vanity unit and WC. Having a chrome heated towel rail, recessed spotlighting and extractor.

## EXTERNAL

The apartment enjoys communal gardens and an allocated parking space. There are also ample visitor spaces available.

## Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

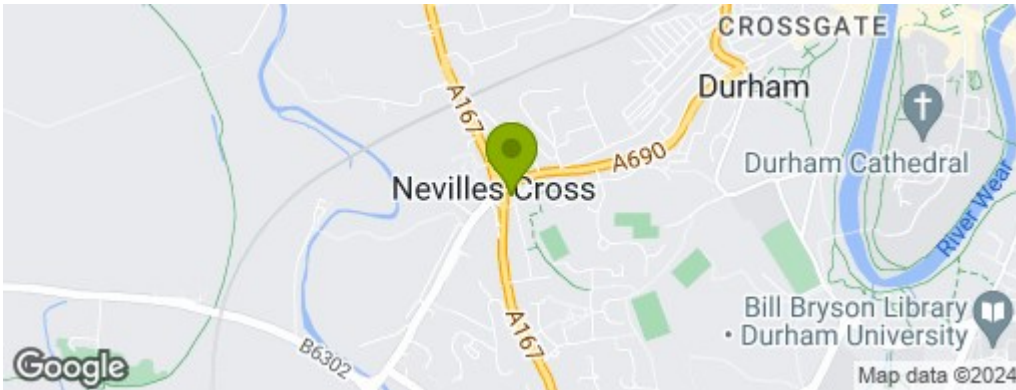
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Ventago 10/2019



## Property Information

EPC RATING - B : COUNCIL TAX BAND - D

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