



**The Avenue, Viaduct, DH1 4ED**  
**6 Bed - Student Property**  
**£140 Per Week**

**ROBINSONS**  
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## PROPERTY REDUCED

**\*\* STUDENT PROPERTY - INTERNET AND TV LICENSE  
BILLS INCLUDED \*\***

Robinsons is pleased to introduce this exceptional 6-bedroom student property situated in the Viaduct area. The property boasts a stunning open-plan living space, comprising a spacious kitchen area complete with a dining table and chairs, comfortable sofas, and a generous-sized TV. Each of the 6 bedrooms offers ample space and comes furnished with double beds, desks, chairs, and storage units. Additionally, there are two sizable family bathrooms. Furthermore, the price covers your internet and TV license expenses.

The Avenue is pleasantly situated, close to the heart of historic Durham City and to many of the University and College buildings. It lies within walking distance of a comprehensive range of shopping and recreational facilities, the railway station and an excellent choice of primary and secondary schools. The Avenue is well placed for commuting purposes as it is a short drive from the A(690) Durham to Sunderland Highway which in turn provides access to the A1(M) Motorway.

EPC rating – C

**BOND £300 PER PERSON | £140 PER WEEK PER  
STUDENT | 11 MONTHS TENANCY****Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

**Council Tax: Durham County Council, Band C - Approx.  
£1966.38 STUDENTS ARE EXEMPT FROM PAYING COUNCIL  
TAX**

Disclaimer: The preceding details have been sourced from the landlord and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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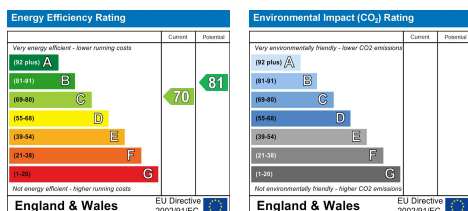
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## DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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