



**The Avenue, Viaduct, DH1 4ED**  
**7 Bed - Student Property**  
**£160 Per Week**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## PROPERTY REDUCED

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

Robinsons is pleased to introduce this generously sized student apartment with seven bedrooms. Each bedroom offers ample space and is furnished with a comfortable double bed. The apartment features a remarkably spacious open-plan living room, complete with a fitted kitchen that includes a large dining table and a generously sized television. Additionally, there are two bath-shower rooms and a separate WC for convenience. Rent for this apartment covers the cost of the TV licence and internet service.

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 – D

**BOND £300 PER PERSON | £160 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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Conveyancing

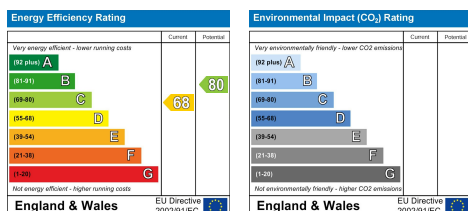
Surveys and EPCs

Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager



## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

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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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