



Saddler Street, DH1 3NP  
6 Bed - Student Property  
£140 Per Week

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

**\*\* STUDENT PROPERTY \*\* £140 PER PERSON PER WEEK  
\*\* £560 BOND \*\* CLEANER ATTENDS THE PROPERTY  
MONTHLY \*\***

Robinsons is delighted to present an elegantly furnished Six-bedroom property, ideally situated within the heart of Durham City Centre for leasing to the student market. Each bedroom provides essential fixtures including a bed, wardrobe and desk, complemented by a chair for necessary study requirements. Further enhancing convenience and comfort, this accommodation boasts three modern bathrooms alongside a separate WC room. Furthermore, the shared communal area comes equipped with a flat-screen TV.

The property is strategically located at the junction of Saddler Street and Elvet Bridge. This makes it a prime location that serves as a direct link between the Cathedral and The Prince Bishops Shopping Centre situated in the marketplace region.

**BOND £560 PER STUDENT | £140 PER WEEK PER  
STUDENT | 12 MONTHS TENANCY**





# OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-65kWh/m <sup>2</sup> C		
65-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-42kWh/m <sup>2</sup> F		
42-35kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91kWh/m <sup>2</sup> A		
91-80kWh/m <sup>2</sup> B		
80-65kWh/m <sup>2</sup> C		
65-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-42kWh/m <sup>2</sup> F		
42-35kWh/m <sup>2</sup> G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## 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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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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