



Gilesgate, Durham City, DH1 1HY  
2 Bed - Apartment  
£1,300 Per Calendar Month

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Ground Floor Apartment \*\* Garage NOT included \*\* Well Presented Throughout \*\* Ideal For Professionals \*\* Spacious Floor Plan \*\* Walking Distance to Durham City \*\* Good Local Amenities \*\* Must Be viewed \*\*

The floor plan briefly comprises: communal entrance, private hallway with storage cupboard, comfortable lounge and dining area, fitted kitchen, utility room, two double bedrooms with fitted wardrobes and spacious bathroom/wc. Outside the property occupies a pleasant and convenient location with a shared rear garden, exclusive use of an area next to the apartment and parking space. The property benefits from gas central heating, along with double or triple glazing throughout.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and a range of local and regional retailers and 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 know for is high achieving private and state schools as well as the world renowned Durham University

Council Tax Band - C Annual Cost - £1959

EPC Rating - C

BOND £1,300 | 6 MONTHS TENANCY ONLY

Specifications - Professionals Only, No Pets, No Smokers

Required Earnings: Tenant Income £39,000 Guarantor Income (If Required) - £46,800

#### **Communal Entrance**

#### **Private Hallway**

#### **Utility Room**

#### **Lounge Diner**

15'9" x 11'10" (4.80 x 3.61)

#### **Kitchen**

9'1" x 6'0" (2.77 x 1.83)

#### **Bedroom**

13'1" x 12'6" (3.99 x 3.81)

#### **Bedroom**

14'5" x 11'10" (4.39 x 3.61)

#### **Bathroom/WC**

9'6" x 7'10" (2.90 x 2.39)

**Council Tax Band C - Approx. £1959 PA**

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

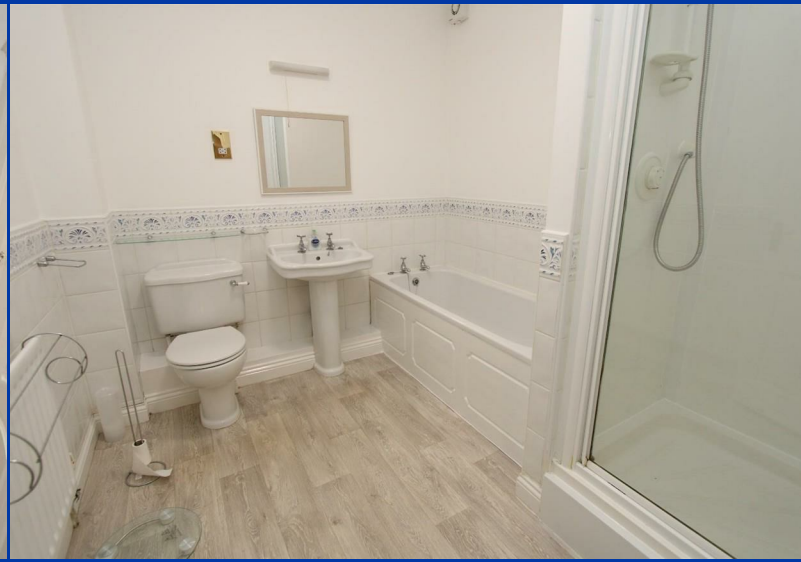
Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

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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## Gilesgate

Approximate Gross Internal Area  
840 sq ft - 78 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		74	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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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.

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