



St Helens House, St Helens Well, DH1 4DB
1 Bed - Student Property
£220 Per Week

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**** STUDENT PROPERTY - EXCLUDING BILLS -- 14TH JULY
2025 12 MONTHS ****

The property comprises of: Entrance - Via secure hardwood door with intercom entry system. Stairs leading to internal landing area Reception - Entrance/exit door, oak floor and stairs to first floor Landing - Oak floor, inset spotlights and skylight Lounge/Kitchen - (14'10" x 15'05") Generous open plan room with high ceilings, 4 windows giving Castle/Cathedral views. Excellent range of modern base and wall units finished in a beech shaker, large work top area, sink with mixer tap, glazed tiling to splash work areas, integrated oven, hob, washer dryer, fridge freezer, dishwasher and extractor. Oak flooring, TV and Satellite points, internet ready, wall lights, inset spotlights to ceiling. Table and chairs plus lounge seat. Shower Room - Modern white suite with double shower cubicle and mains power shower unit, hand/wash basin set into vanity unit, low level WC, mirror, radiator, skylight, shaver point, inset spotlights Master Bedroom - (9'11" x 12'07") Generous room with 2 skylights with wooden plantation shutters, bed, chest of drawers and cupboard, carpeted plus under eaves storage area. External - Secure gated communal gardens, giving river views and access to riverside walks.

EPC Rating - C

BOND £950 | £220 PER WEEK PER STUDENT | 12 MONTHS
TENANCY



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
101-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-35kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	101-91kWh A		
91-81kWh B			
81-65kWh C			
65-55kWh D			
55-45kWh E			
45-35kWh F			
35-20kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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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1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk

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