



**St Andrews Court, New Elvet, DH1 3AH**  
**2 Bed - Student Property**  
**£260 Per Week**

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**\*\* STUDENT PROPERTY - BILLS INCLUDED \*\***

Communal entrance, private hallway, open plan lounge diner, modern kitchen, two good sized bedrooms, en suite shower room and bathroom. St Andrews Court is a visually appealing property situated in New Elvet which is within a few minutes walk of the Market Place and many of the City Centre's facilities and amenities. It is also adjacent to the banks of the River Wear and handy for picturesque riverside walks.

EPC Rating - C

BOND £300 | £260 PER WEEK PER STUDENT | 12 MONTHS  
TENANCY



# OUR SERVICES

Mortgage Advice

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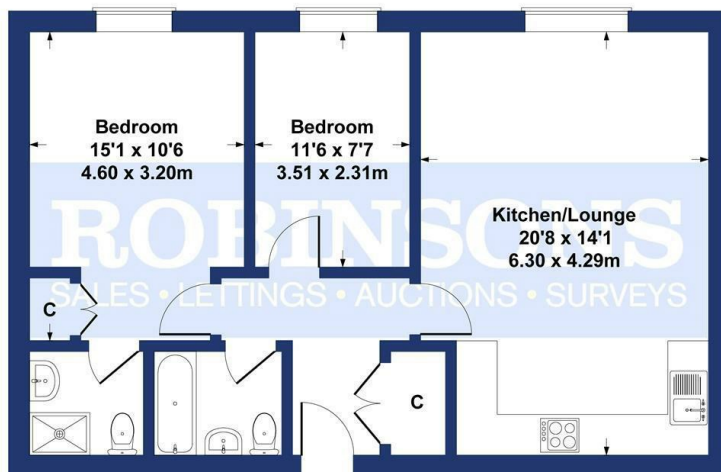
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## St Andrews Court

Approximate Gross Internal Area  
685 sq ft - 63 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. 2020

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	

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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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