

# STUART EDWARDS



## Monument Court

Nevilles Cross, Durham DH1 4PD

- STUDENT ACCOMMODATION 2026/2027
- SPACIOUS OPEN PLAN LOUNGE, DINER & KITCHEN
- AVAILABLE FROM 1ST SEPTEMBER 2026
  - ALLOCATED PARKING SPACE
- 2 BEDROOM APARTMENT
  - FULLY FURNISHED
- £195 PER ROOM PER WEEK
  - EPC RATING C

**£390 Per Week**



## Council Tax Band: Exempt EPC Rating: C

### FULL DESCRIPTION

**\*\*FURNISHED 2 BEDROOM STUDENT PROPERTY @ £195PPPW EXLC. BILLS\*\* \*\*SPACIOUS OPEN PLAN LOUNGE, DINER & KITCHEN\*\* \*\*ADVERTISING FOR 26/27 ACADEMIC YEAR\*\*  
**\*\*FANTASTIC LOCATION CLOSE TO CITY CENTRE\*\* \*\*ALLOCATED PARKING\*\* Available 1st September 2026, we are delighted to offer this modernised 2 bedroom first floor apartment, ideally situated within easy walking distance of both the city centre & university.****

The property is fully furnished, and also benefits from double glazing, a gas combi boiler, updated kitchen & bathroom and contemporary flooring throughout. Internally, the property comprises: entrance into hall from communal landing, large open plan lounge, kitchen & dining area, 2 spacious bedrooms and bathroom with bath & shower facilities. Externally, there is allocated parking to the rear.

Nevilles Cross offers excellent road links to the north & south via the A167, as well as extremely well-regarded schooling at both primary and secondary levels. Durham University is within walking distance, and there are nearby shops, pubs & restaurants, in addition to Durham city centre, university & train station all being only a short walk away.

### ROOM DIMENSIONS

DIMENSIONS (approx.)

Lounge - 21'0 x 12'3

Kitchen - 12'2 x 9'4

Bedroom 1 - 13'9 x 10'0

Bedroom 2 - 12'7 x 9'7

Bathroom - 9'7 x 6'10

### EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2847-7120-2809-4165>

### Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### Property Portals

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

