STUART EDWARDS









Alexandria Crescent

Viaduct, Durham City DH1 4EE

- PRIME VIADUCT LOCATION
- FIVE BEDROOM STUDENT HOUSE
- SPACIOUS COMMUNAL LOUNGE & FITTED KITCHEN
- YARD WITH BIKE STORAGE
- SECURITY ALARM SYSTEM
- AVAILABLE FOR 2027/2028 ACADEMIC YEAR
- £205 PER PERSON PER WEEK - UTILITY BILLS INCLUDED
- BATHROOM, SHOWER ROOM * SEPARATE WC
- WALKING DISTANCE TO BILL BRYSON LIBRARY & DSU
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED ACOUSTIC WINDOWS

£205 Per Week

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION
STUDENT ACCOMMODATION AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
£205 PER PERSON PER WEEK | INCLUSIVE OF UTILITY BILLS (FAIR USAGE ALLOWANCE OF £5,100 PER ANNUM)

Occupying a prime position within Durham's ever-popular Viaduct area, this exceptional five-bedroom student property offers spacious, well-appointed accommodation in one of the city's most sought-after student locations. Perfectly placed for both study and leisure, the property is within easy walking distance of Durham University campuses, the renowned Bill Bryson Library, Durham Students' Union (DSU), and Durham City Centre, where an extensive selection of shops, supermarkets, cafés, restaurants and nightlife venues can be enjoyed.

The Viaduct area is particularly favoured by students due to its excellent proximity to university facilities whilst also offering access to some of Durham's most attractive outdoor spaces. Nearby riverside walks, the picturesque Flass Vale Nature Reserve, Wharton Park, and the scenic pathways surrounding the River Wear provide the perfect setting for relaxation, exercise and socialising away from university life.

The accommodation briefly comprises a first floor with Bedroom One featuring an en-suite shower room, Bedroom Two, a comfortable lounge opening into a fully equipped kitchen, and a bathroom with WC. The second floor offers a further three generously proportioned bedrooms together with an additional shower room.

Each bedroom is furnished to a high standard and includes a minimum 4ft double bed, desk with lamp, wardrobe, chest of drawers and bookcase, providing an ideal environment for both studying and relaxing. The communal living space features comfortable sofas, a flat-screen television and a dining area with table and chairs, creating an excellent social hub for residents.

Further benefits include gas central heating, UPVC double glazed acoustic windows and a security alarm system.

Properties in this prime Viaduct location are consistently in high demand, and early viewing and reservation are strongly recommended to avoid disappointment.

FIRST FLOOR
Bedroom 1: 10.2m2 (+ ensuite)
Bedroom 2: 14.6m2
Kitchen/ Lounge: 23m2
Bathroom & WC x 1

SECOND FLOOR (LOFT)
Bedroom 3: 17.2m2
Bedroom 4: 13.7m2
Bedroom 5: 16.6m2
Shower room & WC x 1

IMPORTANT INFORMATION
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.

EPC.
EPC Rating -
EPC Link -







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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.