



Flass Street , Durham City DH1 4BE

- TOP QUALITY STUDENT ACCOMMODATION AVAILABLE 2027/2028
- BEAUTIFULLY PRESENTED SIX DOUBLE BEDROOM
- 3 STYLISH SHOWER ROOMS & SEPARATE CLOAKROOM/WC
 - ENCLOSED REAR YARD
- NEAR WHARTON PARK & RIVERSIDE WALKING
- HIGHLY SOUGHT-AFTER VIADUCT LOCATION
- FABULOUS OPEN PLAN LOUNGE.KITCHEN/DINER
- £195 PPPW EXCLUSIVE OF UTILITIES - £600 DEPOSIT
 - WELL MAINTAINED THROUGHOUT
- PRIME CITY CENTRE STUDENT LOCATION – EARLY RESERVATION ADVISED

£195 Per Week Per Week





FULL DESCRIPTION

Located in the highly sought after Viaduct area of Durham City, 10 Flass Street offers beautifully presented and exceptionally well maintained student accommodation for the 2027/2028 academic year. This prime location places students within easy reach of Durham University buildings, the DSU, and a wide range of city centre amenities, making it an ideal base for convenient and comfortable student living.

Available at £195 per room, per week (exclusive of utilities) with a £600 deposit per person, this spacious six bedroom property has been finished to a high standard throughout.

Internally, the home features an entrance hallway leading into a stylish open plan communal lounge/kitchen/diner. The recently installed modern kitchen boasts handleless wall and floor units, a breakfast bar, and full appliances, while the lounge area includes a sofa and flat screen TV, creating a superb social space.

The ground floor offers two double bedrooms and two contemporary shower rooms. To the first floor, there are four further double bedrooms, a newly fitted shower room, and a separate modern cloakroom/WC.

Externally, the property benefits from on street permit parking to the front and an enclosed rear yard. Additional features include gas central heating via a combi boiler, UPVC double glazing, and a security alarm system.

The Viaduct area is one of Durham's most popular student neighbourhoods, offering excellent access to shops, cafés, restaurants, supermarkets, gyms and bus routes. Students also enjoy close proximity to Wharton Park, riverside walking routes and other recreational spaces, providing a great balance of city living and outdoor leisure.

With its outstanding location, modern facilities and excellent access to university sites, early reservation is strongly recommended to avoid disappointment.

ENTRANCE HALLWAY

UPVC double glazed entrance door. Hallway with two double radiators and security alarm system.

OPEN PLAN KITCHEN/LOUNGE/DINING

19'11" x 12'6"

Modern range of high gloss, handleless wall and floor units incorporating breakfast bar, stylish laminate worktops with matching upstands and inset stainless steel sink unit with mixer tap. Integrated electric oven, and hob with extractor hood. Freestanding fridge/freezer, dishwasher and automatic washing machine. Double radiator, laminate flooring and spot lighting. There is also a communal lounge/dining area with sofa, flat screen tv, and double radiator. UPVC double glazed French doors open onto the rear yard.

LUXURY SHOWER ROOM 1

White suite comprising: low level wc, vanity unit with inset wash hand basin and mirror above, shaver socket, shower cubicle with mains fed shower, chrome heated towel rail, décor panelled walls tiled flooring, spot lighting and extractor fan.

LUXURY SHOWER ROOM 2

White suite comprising: low level wc, vanity unit with inset wash hand basin and mirror above, shaver socket, shower cubicle with mains fed shower, chrome heated towel rail, décor panelled walls tiled flooring, spot lighting and extractor fan.

BEDROOM 1

13'7" x 9'3"

Bed with wood frame, storage shelves, wardrobe, desk with chair, spot lights and double radiator.

BEDROOM 2

10'11" x 8'6"

Bed with wood frame, storage shelves, wardrobe, desk with chair, spot lights and double radiator.

FIRST FLOOR LANDING

LUXURY SHOWER ROOM 3

White suite comprising: low level wc, vanity unit with inset wash hand basin and mirror above, shaver socket, shower cubicle with mains fed shower, chrome heated towel rail, décor panelled walls tiled flooring, spot lighting and extractor fan.

CLOAKROOM/WC

White comprising: low level wc, pedestal wash hand basin, radiator and feature tiling.

BEDROOM 3

9'7" x 9'3"

Bed with wood frame, storage shelves, wardrobe, desk with chair, spot lights and double radiator.



BEDROOM 4

10'6" x 9'8"

Bed with wood frame, storage shelves, wardrobe, desk with chair, spot lights and double radiator.

BEDROOM 5

12'1" x 8'6"

Bed with wood frame, storage shelves, wardrobe, desk with chair, spot lights and double radiator.

BEDROOM 6

10'2" x 7'4"

Bed with wood frame, storage shelves, wardrobe, desk with chair, spot lights and double radiator.

REAR YARD

Enclosed rear yard with seating.

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/3037-5423-6200-0260-8296>

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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on OnTheMarket.com



CLIENT MONEY PROTECTION

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

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

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.

ng charge for a replacement key.

est on late rent payments, if the rent is standing for 14 days or more. The interest rate 6% above the Bank of England base rate for 1 day the rent is unpaid.

PROPERTY OMBUDSMAN

membership is held with The Property Ombudsman for sales and lettings.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: Exempt
EPC Rating: C

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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