STUART EDWARDS









High Street South

Langley Moor, Durham DH7 8JN

- AVAILABLE JANUARY 2027
- TWO SPACIOUS DOUBLE BEDROOMS
- WELL-APPOINTED KITCHEN/DINER
- NEW CARPETS & NEUTRAL DECOR THROUGHOUT
- EXCELLENT TRANSPORT LINKS TO DURHAM CITY & SURROUNDING AREAS
- RECENTLY REFURBISHED TO A HIGH STANDARD
- GENEROUS LOUNGE
- MODERN REFITTED BATHROOM
- CLOSE TO LOCAL SHOPS, SUPERMARKETS & AMENITIES
- DOUBLE GLAZING & COMBI BOILER

£184 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION
STUDENTS & PROFESSIONALS WELCOME **AVAILABLE JANUARY 2027** We are delighted to bring to the market this recently refurbished, FULLY FURNISHED 2 bedroom apartment, ideally suited for singles, couples or sharers working or studying in Durham City due to the fantastic transport links. The property benefits from full double glazing, combi boiler, recent carpets & neutral decor throughout. Internally, the property comprises: private entrance hall with stairs to 1st floor, large landing area, kitchen-diner to rear, spacious lounge, 2 double bedrooms and refitted bathroom. The boiler is also covered by a service contract so there's no issues with slow repairs! EPC Rating D.

DIMENSIONS
Lounge - 4.5m x 3.2m
Kitchen - 3.7m x 2.7m
Bedroom 1 - 4.5m x 2.6m
Bedroom 2 - 4.5m x 2.4m

ADDITIONAL INFORMATION
Available 1st January 2027 on a long term basis, professionals & students welcome, available fully furnished with option of extra furniture - landlord is flexible. Price £800 PCM (approx £92pppw based on 2 sharers), £923 deposit.

EPC.
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8028-6429-6050-6715-3996

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.

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

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.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.
We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & 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.