

STUART EDWARDS



Monument Court

, Durham DH1 4PD

- Student Accommodation 2025/2026
 - 2 Bedrooms
 - Lounge & Bathroom
 - Unfurnished
- 1st Floor Apartment
- Kitchen With White Goods
- Allocated Parking
- £175 PER ROOM PER WEEK

£350 Per Week



Council Tax Band: Exempt
EPC Rating: B

FULL DESCRIPTION

****FURNISHED 2 BEDROOM STUDENT PROPERTY @ £175PPPW EXLC. BILLS** **SPACIOUS OPEN PLAN LOUNGE, DINER & KITCHEN** **ADVERTISING FOR 26/27 ACADEMIC YEAR**
****FANTASTIC LOCATION CLOSE TO CITY CENTRE** **ALLOCATED PARKING**** Available 01st 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. EPC Rating B.**

The property is fully furnished, and also benefits from double glazing, a recently installed 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 double 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.

LOUNGE

20'3" x 15'6"

KITCHEN

12'0" x 6'5"

BEDROOM 1

12'5" x 12'5"

BEDROOM 2

13'2" x 11'9"

BATHROOM

7'8" x 7'6"

ALLOCATED PARKING

EPC INFORMATION

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0132-2726-1100-0384-7222#energy>

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.

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.

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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.

