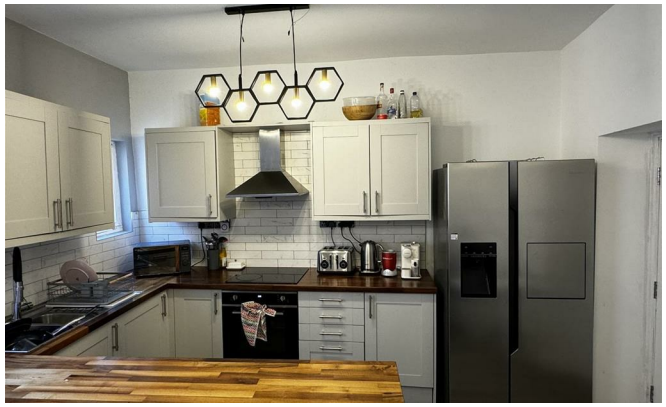
STUART EDWARDS









Elvet Bridge

, Durham City DH1 3AA

- STUDENT ACCOMMODATION 2027/2028
- £260 PPPW – INCLUSIVE OF WATER, BROADBAND, TV & ELECTRIC
- FIRST-FLOOR APARTMENT IN THE HEART OF DURHAM CITY CENTRE
- 4 DOUBLE BEDROOMS WITH BED, WARDROBE, DRAWERS, DESK & CHAIR
- COMMUNAL LOUNGE & FULLY EQUIPPED MODERN KITCHEN
- 2 CONTEMPORARY BATHROOMS
- SECONDARY GLAZING INSTALLED FOR SOUND PROOFING & EXTRA INSULATION
- ELECTRIC CENTRAL HEATING SYSTEM
- SUPERB LOCATION FOR DURHAM UNIVERSITY BUILDINGS & CITY AMENITIES
- EARLY RESERVATION STRONGLY RECOMMENDED

£260 Per Week

Council Tax Band: Exempt
EPC Rating: D

FULL DESCRIPTION
STUDENT ACCOMMODATION 2027/2028.
This is student rental accommodation available from the 1st July 2027, £260 PER PERSON PER WEEK INCLUSIVE OF WATER, BROADBAND, TV AND ELECTRIC.
Set in the highly sought after Elvet Bridge area , one of Durham's most desirable student locations, this refurbished first-floor apartment offers stylish, modern accommodation right in the heart of the city. Students benefit from unbeatable access to Durham University buildings, including the Science Site, Bill Bryson Library, Elvet Riverside, Law School, St Hild & St Bede, Collingwood College, and the DSU, all within comfortable walking distance.
The property is well presented throughout and features a welcoming entrance, a communal lounge, a fully equipped kitchen, four double bedrooms (each with bed, wardrobe, drawers, desk and chair), and two contemporary bathrooms. The landlord has also installed interior glazing to enhance sound proofing and insulation, and the home benefits from an electric central heating system.
Located moments from shops, cafés, restaurants, supermarkets and regular bus routes, this is an exceptional city centre base offering convenience, comfort and premium student living. Early reservation is strongly recommended to avoid disappointment.

ROOM DIMENSIONS
Entrance lobby
Stairs to first floor
Landing
Stairs to second floor
Living Space 4.75m x 3.64m
Bedroom one 3.29m x 3.72m
Bathroom 2.01m x 2.46m
Second floor landing
Bedroom two 4.17m x 3.67m
Bedroom three
Third floor
Bedroom four 2.58m x 3.3m

EPC
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8634-8529-2300-0948-3206

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.

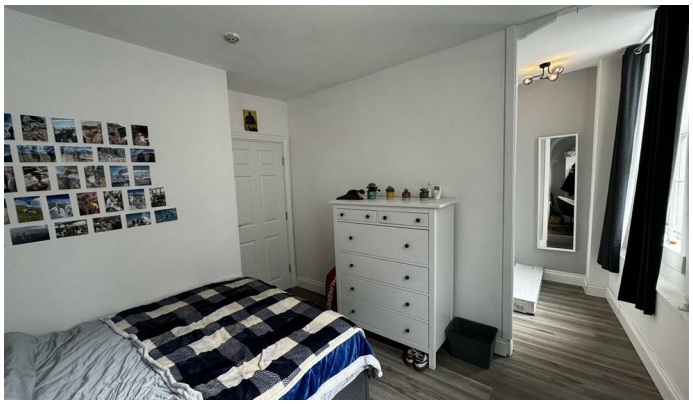
TENANT FEES.
A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

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.







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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.