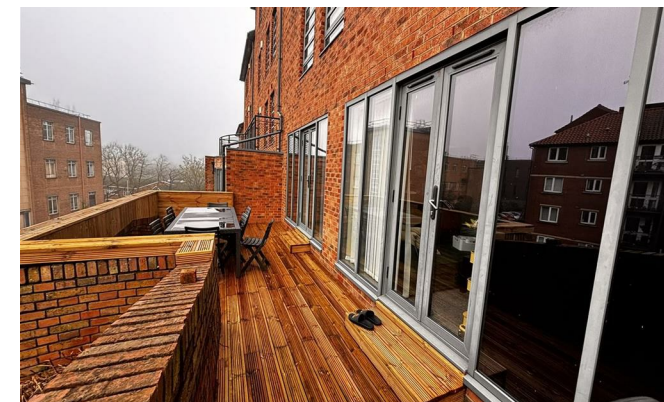


# STUART EDWARDS



## Finney Terrace

, Durham DH1 1RX

- MODERN APARTMENT
- IN THE HEART OF DURHAM CITY
- 2 DOUBLE BEDROOMS
- FULLY EQUIPPED KITCHEN/DINER
- ALLOCATED PARKING SPACE
- SECURE DEVELOPMENT
- STUDENTS OR PROFESSIONALS
- LOUNGE WITH OUTDOOR DECKED BALCONY
- BATHROOM WITH BATH & SHOWER
- FULLY FURNISHED

**£1,450 Per Month**

## Council Tax Band: Exempt EPC Rating: D

### DESCRIPTION

Finney Court is a sought after secure modern development situated in the heart of Durham City Centre close to Durham Market Place, shops, cafes, restaurants, and various University buildings including the DCU.

This accommodation can be suitable for both students or professionals.

Available from 13th July 2026.

Accessed via a secure entry system the property internally comprises, entrance hallway, beautifully presented lounge with French doors leading to a fabulous decked balcony area. The kitchen/diner is modern and fully equipped with appliances and breakfast table with chairs. Both bedrooms are fully furnished doubles and there's a bathroom with bath and mains fed shower. Externally there is an allocated parking space.

Benefiting from electric central heating and UPVC double glazing.

Sure to prove extremely popular due to the quality and location of this accommodation. Therefore early reservation is strongly recommended to avoid disappointment.

### ENTRANCE HALLWAY

### LOUNGE

Electric radiator and double French doors to balcony.

### KITCHEN & DINER

Range of wall and floor units, laminate worktops, stainless steel sink and drainer unit with mixer tap, integrated electric over, hob and extractor fan, washer, fridge freezer, tiled splashbacks, vinyl flooring and electric radiator.

### BEDROOM ONE

Electric radiator and double French doors to the balcony.

### BEDROOM TWO

Electric radiator.

### BATHROOM

White suite comprising panel bath with overhead shower and glass screen, low level w.c., inset wash hand basin and vanity unit, heated chrome towel rail, tiled flooring and part tiled walls.

### BALCONY

Wood decking.

### VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

### EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2887-8070-2209-8475>

### CLIENT MONEY PROTECTION

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

### 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.

