STUART EDWARDS







## High Street North

Langley Moor, Durham DH7 8JG

- Refurbished Student Property
- High Specification
- Gas Central Heating
- Popular Location
- From £650 PCM
- Lounge, Kitchen & Shower Room
- Fully Furnished
- Inclusive Of All Utilities




## £650 Per Month

**Council Tax Band: Exempt**
**EPC Rating:**




**FULL DESCRIPTION**
We are delighted to offer this fantastic three-bedroom property, which is currently undergoing a complete high-specification refurbishment.
Once finished, the accommodation will feature brand new fixtures, fittings and furniture throughout, delivering a modern, comfortable and premium-quality living space.
The property includes:
Three spacious bedrooms
Shower room
A fully fitted modern kitchen with high-quality appliances
A dedicated lounge for relaxation and socialising.

This refurbished home will be finished to a high standard.
Availability: From the start of November (exact date may be subject to change).
Important note: The images shown in this advert are for illustrative purposes only. They demonstrate the likely style, quality and layout of the property after the full refurbishment has been completed. They are not actual photographs of the current property.
For more details, to register interest or to arrange a viewing once the works are complete, please get in touch.

**AREA INFORMATION**
High Street North occupies the northern section of the vibrant Langley Moor High Street, positioned along the A690 approximately 2 miles from Durham City. The area benefits from a diverse mix of local and national businesses, including hairdressing salons, a traditional butcher, and major retailers such as Lidl and Tesco. Recent additions, including a new car wash, have further enhanced the street's appeal and increased footfall.
As a central hub within the town, the High Street draws customers from surrounding villages and nearby residential estates. Excellent public transport links run directly through the High Street, providing swift access to Durham City, while a well-connected road network ensures convenient travel across South West County Durham and beyond.

**EPC.**
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/0248-2845-6291-9698-4905

**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 + VAT 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.

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

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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.