STUART EDWARDS









Flass Street

Viaduct, Durham City DH1 4BE

- AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR
- £190 PER PERSON PER WEEK (EXCLUSIVE OF BILLS)
- HIGHLY SOUGHT-AFTER VIADUCT LOCATION
- FOUR FULLY FURNISHED BEDROOMS
- SPACIOUS COMMUNAL LOUNGE & DINING AREA
- FULLY EQUIPPED FITTED KITCHEN
- MODERN BATHROOM SUITE
- REAR YARD
- MINUTES FROM DURHAM CITY CENTRE AMENITIES
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

£190 Per Week

Council Tax Band: Exempt
EPC Rating: D

Full Description
STUDENT ACCOMMODATION AVAILABLE 2027/2028 - 4 ROOMS AVAILABLE | £190 PER PERSON PER WEEK | EXCLUSIVE OF BILLS

Situated in the heart of Durham's highly desirable Viaduct area, this spacious four-bedroom student home offers an ideal blend of comfort, convenience and location. Perfectly positioned for Durham University students, the property is within easy walking distance of multiple university departments, the renowned Bill Bryson Library, Durham Students' Union (DSU) and Durham city centre, where an excellent range of shops, cafés, restaurants, bars and everyday amenities can be found.

The accommodation briefly comprises an entrance hallway, ground floor bedroom, welcoming communal lounge/dining room and a fully equipped kitchen. To the first floor are three further generously sized bedrooms and a bathroom. Externally, the property benefits from a rear yard providing useful outdoor space.

Fully furnished throughout and benefiting from gas central heating and UPVC double glazing, this property is well suited to modern student living. Residents can also take advantage of nearby outdoor recreational spaces including Wharton Park, the scenic riverside walks along the River Wear, and Durham's beautiful green spaces, all perfect for socialising, exercise and enjoying the outdoors.

Properties in this prime Viaduct location are consistently among the most sought-after student homes in Durham, therefore early reservation is strongly recommended.

Room Dimensions
Communal Lounge/Dining Room 4.20m x 3.30m
Kitchen 4.70m x 2.20m
Bedroom 1 4.50m x 4.20m
Bedroom 2 4.50m x 4.00m
Bedroom 3 4.00m x 3.40m
Bedroom 4 3.00m x 2.10m
Bathroom 2.20m x2.00m

EPC
EPC Rating - D
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/8538-6121-4670-8435-6902

Important Info
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.