



**STUART
EDWARDS**

8 MONUMENT COURT, DURHAM, DH1 4PD
TO LET £900 PCM

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FULL DESCRIPTION

****RECENTLY REDECORATED WITH NEW FLOORING**** ****EXCELLENT LOCATION CLOSE TO CITY CENTRE & UNIVERSITY**** ****ALLOCATED PARKING**** Available 10th December 2022, we are delighted to offer this recently modernised 2 bedroom second floor apartment, ideally suited for tenants working or studying in Durham City due to the fantastic transport links and easy walking access. EPC Rating B.

The property has recently undergone modernisation works including full redecoration with new flooring fitted throughout. The property also benefits from replacement upvc double glazing, a recently installed combi boiler, updated cream high gloss kitchen & a separate walk-in shower enclosure in the bathroom. Internally, the property comprises: entrance into hall from communal landing, large semi-open plan lounge, kitchen & dining area, 2 double bedrooms and bathroom with separate 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. There are nearby shops, pubs & restaurants, and Durham City centre and university are all within a short walk.

Available 10th December 2022 on min. 12 month tenancy, professionals & students welcome, sorry no pets, available unfurnished with large appliances to kitchen. Price £950 PCM. Deposit £950.

LOUNGE

21' 0" x 12' 3" (6.4m x 3.73m)

KITCHEN

12' 2" x 9' 4" (3.71m x 2.84m)

BEDROOM 1

13' 9" x 10' 10" (4.19m x 3.3m)

BEDROOM 2

12' 7" x 9' 7" (3.84m x 2.92m)

BATHROOM

9' 7" x 6' 10" (2.92m x 2.08m)

EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2847-7120-2809-4165#energy>



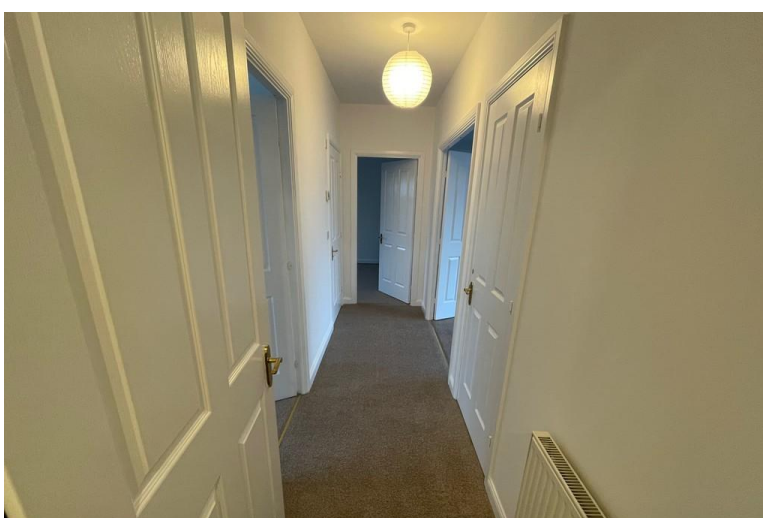
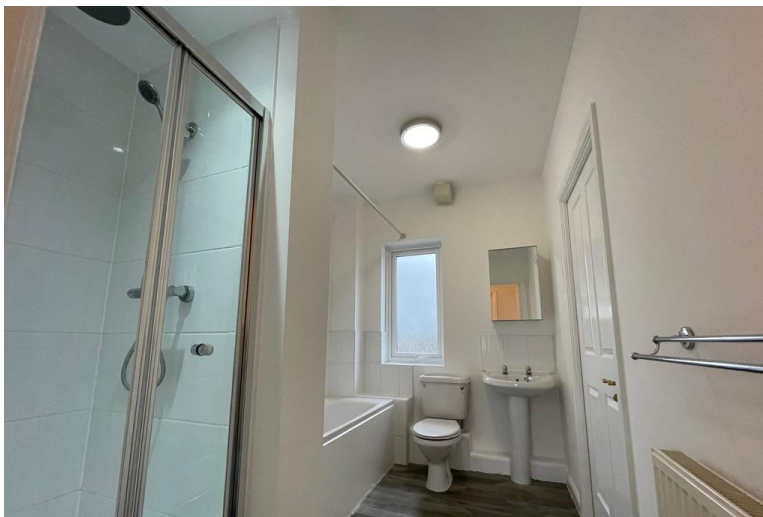
IMPORTANT INFORMATION

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.

FINANCIAL ADVICE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		

mortgage advisor we can offer the best mortgage deals available anywhere.

FREE VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE


We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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(92+) A		
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(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM