



**STUART
EDWARDS**

BROWNEY PLACE, BROWNEY LANE, BROWNEY, DURHAM,
DH7 8HU

TO LET £185 PER ROOM, PER WEEK

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FULL DESCRIPTION

Exceptional student rental accommodation available academic year 23/24.

Extremely rare this property provides high specification rental accommodation that just simply isn't available in Durham City Centre.

Located approximately 4 miles from Durham University with excellent transportation links and boasting 11 off road parking spaces with 24/7 CCTV security.

This property has a lot to offer with a superior broadband service with fast connection, an upgraded heating and hot water system, extensively furnished rooms and laundry room. Not only this utilities are included with Netflix TV within the weekly rental amount together with a weekly cleaning service. Situated over three floors the property has 11 spacious bedrooms, games room, 2 communal lounges, 8 en-suites and 1 communal bathroom. Student rental accommodation is currently at an all time high, therefore early reservation is strongly recommended.



GROUND FLOOR

ENTRANCE HALL

UPVC entrance door with decorative panelling leads to a hallway with ceramic tiled flooring.

GAMES ROOM/LOUNGE

26' 3" x 15' 3" (8m x 4.65m) Spacious room with laminate flooring, double radiator, spot lighting, wall mounted smart TV, pool table, football table, bistro style table and lounge area with seating and coffee table.

KITCHEN

15' 3" x 12' 10" (4.65m x 3.91m) Fully equipped modern kitchen with a range of white high close wall and floor units, laminate worktops incorporating matching splashback and inset composite sink with mixer tap. Integrated oven, ceramic hob and extractor hood. Dishwasher, ceramic tiled flooring, radiator and wall mounted T.V.



BEDROOM 1

19' 8" x 15' 3" (5.99m x 4.65m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, full length mirror and radiator.



EN-SUITE

9' 8" x 9' 5" (2.95m x 2.87m) White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen and tiled splashback, radiator and laminate flooring.

BEDROOM 2

21' 5" x 12' 5" (6.53m x 3.78m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.



EN-SUITE

7' 6" x 7' 1" (2.29m x 2.16m) White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen and tiled splashback, radiator and decorative tiled flooring.

BEDROOM 3

18' x 13' (5.49m x 3.96m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.



EN-SUITE

10' x 5' 11" (3.05m x 1.8m) White suite comprising: close coupled wc, pedestal wash hand basin, corner shower cubicle with mains fed shower and tiled splashback, panel bath with bath tap shower over, glass screen and laminate splashback, radiator and decorative tiled flooring.

BEDROOM 4

17' x 14' 4" (5.18m x 4.37m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.



EN-SUITE

11' 11" x 8' 3" (3.63m x 2.51m) Spacious en-suite bathroom comprising: close coupled wc, pedestal wash hand basin, roll top bath, walk-in mains fed shower with glass screen, anti-slip floor and chrome heated towel rail.

FIRST FLOOR LANDING

With laundry room leading off.

BATHROOM

12' 6" x 8' 5" (3.81m x 2.57m) Close coupled wc, vanity storage unit with inset wash hand basin, panel bath, step-up glass shower cubicle with mains fed shower, laminated walls and ceiling, tiled flooring and chrome heated towel rail.



COMMUNAL LOUNGE

21' 8" x 9' 6" (6.6m x 2.9m) Leather corner sofa, two matching chairs, side table, smart T.V and cabinet.

BEDROOM 5

16' 10" x 10' 10" (5.13m x 3.3m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.



BEDROOM 6

16' 10" x 10' 10" (5.13m x 3.3m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

BEDROOM 7

20' 10" x 10' 2" (6.35m x 3.1m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.



KITCHEN

18' 8" x 17' (5.69m x 5.18m) Fully equipped extensively fitted kitchen with a range of floor units with double larder cupboard, breakfast bar, laminate worktops and inset stainless steel sink with mixer tap. Range cooker with glass back panel and extractor above. Freestanding American style fridge/freezer, dishwasher, wall mounted T.V, laminate flooring, double radiator and dining table with six chairs.

SECOND FLOOR

Stair way with a decorative glass panelled window leads to the second floor.



COMMUNAL AREA

21' 8" x 9' 6" (6.6m x 2.9m) Seating area, desk with chair and single radiator.

BEDROOM 8

21' 6" x 11' 11" (6.55m x 3.63m) Neutrally decorated room with exposed beam, double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror, spot lighting and radiator.

This room also has the benefit of double glazed French doors leading to an exterior balcony with wrought iron railing.



EN-SUITE

10' 11" x 5' 7" (3.33m x 1.7m) White suite comprising: close coupled wc, pedestal wash hand basin, panel bath with mains fed shower over, glass screen, heated towel rail, tiled flooring and laminate walls and ceiling.

BEDROOM 9

13' 8" x 13' (4.17m x 3.96m) Neutrally decorated room with double bed, bedside cabinet, desk with chair, built-in storage cupboard, chest of drawers, smart T.V, full length mirror and radiator.

EN-SUITE

13' 5" x 9' 2" (4.09m x 2.79m) Close coupled wc, vanity storage wash hand basin, panel bath with mains fed shower over and glass screen, laminated walls, tiled flooring, spot lighting and chrome heated towel rail.



BEDROOM 10

13' 1" x 12' 10" (3.99m x 3.91m) Neutrally decorated room with exposed beam, double bed, bedside cabinet, desk with chair, wardrobe, chest of drawers, smart T.V, full length mirror and radiator.

BATHROOM

12' 10" x 6' 9" (3.91m x 2.06m) Close coupled wc, pedestal wash hand basin, roll top bath, corner glass shower cubicle with mains fed shower, decorative tiled flooring and heated towel rail.

BEDROOM 11

18' 1" x 9' 11" (5.51m x 3.02m) Neutrally decorated room with single bed, bedside cabinet, desk with chair, built-in cupboard, chest of drawers, smart T.V, full length mirror and radiator.

EN-SUITE

9' 11" x 4' 4" (3.02m x 1.32m) Close coupled wc, pedestal wash hand basin, panel bath with bath tap shower fitting, glass screen and laminate splashback, decorative tiled flooring and heated towel rail.

EXTERNALLY

There are 11 off road parking spaces situated at the front of the property and having 24/7 CCTV security.