



23 Lowes Rise, Durham, DH1 4NS
£1,095 Per Calendar Month



Venture
PROPERTIES

LET AGREED - SIMILAR PROPERTIES REQUIRED FOR WAITING TENANTS.

Available immediately, early viewing of this beautifully presented furnished first floor apartment is highly recommended. Situated in an exclusive and much sought after location, within walking distance to the city centre and university buildings.

The impressive floor plan comprises of a hallway with two double storage cupboards, a spacious open plan living and dining room, fitted kitchen with appliances, two double bedrooms, master bedroom bedroom with newly fitted en-suite and family bathroom. The property has gas central heating via a combi boiler. Externally there are iron gates with an entry/exit system leads you to the inner courtyard with well maintained communal gardens and garden pond, as well as a double width driveway for two cars.

EPC Rating - C

GROUND FLOOR

Entrance Vestibule

Entered via double glazed door. With stairs leading to the first floor.

FIRST FLOOR

Hallway

With two storage cupboards and laminate flooring.

Living Room/Dining Room 19'7" x 16'7"



A spacious reception room with two windows to the front, laminate flooring, coving, radiator, TV and telephone points. The room comes with a sofa and dining table and chairs.

Further Dining Area Image



Kitchen 12'7" x 9'6"



Fitted with a contemporary range of base and wall units having contrasting work tops incorporating a sink and drainer unit with mixer tap, a built in stainless steel oven and stainless steel gas hob with extractor over, free standing fridge/freezer, wine cooler and washing machine. Further features

include a window to the front, tiled splashbacks, radiator and storage cupboard housing combi gas central heating boiler.

Further Kitchen Image



Master Bedroom 15'2" x 10'7"



Very generous double bedroom with a window to the rear, a built in wardrobe, coving and radiator.

En-Suite 8'7" x 7'5"



Three piece white suite, comprising of a walk in shower cubicle with mains shower attachment, wash hand basin vanity unit, WC, fully tiled walls and flooring, chrome heated towel rail and opaque window to the rear.

Further En-Suite Image



Bedroom Two

12'8" x 8'9"



Double bedroom with a window to the rear, built in wardrobes and radiator.

Family Bathroom/WC

12'7" x 5'10"



Fitted with a white suite comprising of a panelled bath, hand wash basin inset to a vanity unit, separate shower cubicle with mains fed shower over and WC. Having attractive tiling, a heated towel rail, extractor and an opaque window to the front.

EXTERNAL



Externally there are maintained communal gardens and garden pond, as well as a double width driveway for two cars.




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| Energy Efficiency Rating | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (61-91) B | | |
| (39-60) C | | |
| (15-58) D | | |
| (9-34) E | | |
| (1-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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