



Stuart Edwards
ESTATE AGENTS

44 ASHDOWN AVENUE, DURHAM, DH1 1DD
TO LET £450 PCM

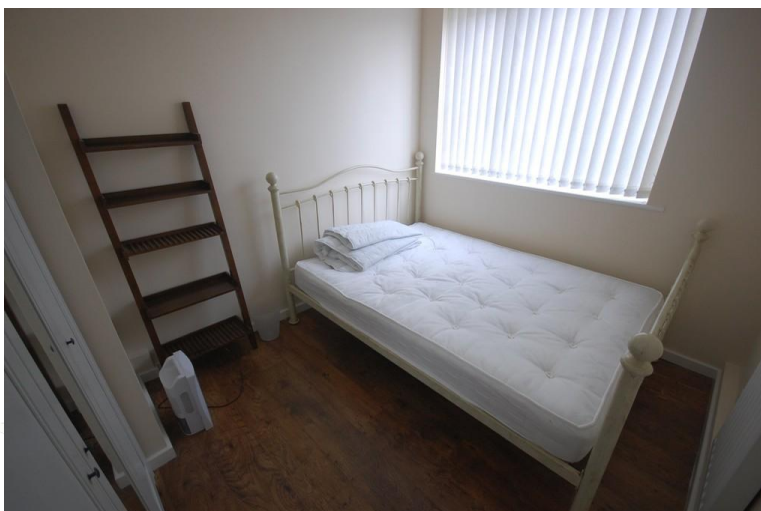
T: 0191 384 8440

F: 0191 384 8440

www.stuartedwards.com

enquiries@stuartedwards.com





AREA INFORMATION

Conveniently located approximately one mile from Durham City Centre.

Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College which is part of Durham Gilesgate Sixth Form Centre, located in The Sands in the centre of Durham. Within Gilesgate itself, there are a wide range of amenities including: doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.



Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for its high-achieving private and state schools, as well as the world renowned Durham University.

FULL DESCRIPTION

Well appointed ground floor flat just 1 mile from Durham City Centre.

The living accommodation is well presented with laminate flooring running throughout the property and comprises: entrance hallway, lounge, fitted kitchen, bedroom and bathroom.

Benefiting from gas central heating and UPVC double glazing.

Available immediately, viewings are recommended.

ENTRANCE HALL

UPVC entrance door leading to hallway with radiator.

LOUNGE

10' 6" x 8' (3.2m x 2.44m) Radiator.

KITCHEN

11' x 5' 1" (3.35m x 1.55m) Range of wall and floor units with laminate worktops and inset sink unit. Integrated electric oven, hob and extractor hood. Feature tiled splashbacks, double radiator, cupboard housing central heating boiler and plumbed for automatic washing machine.

BATHROOM

White suite comprising: low level wc, wash hand basin, shower cubicle with electric shower, feature tiling, ceramic tiled flooring, built-in cupboard and chrome heated towel rail.

TENURE - LEASEHOLD

We have been informed that the property is Leasehold with a 99 year lease from 1st December 1989. With a ground rent of £50PA and a service charge of £30 per month. Interested purchasers should seek clarification of this from their Solicitors.

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.

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.

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 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!

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.