



23 Freemans Quay, Durham, DH1 1SW
£1,150 Per Calendar Month

Venture
PROPERTIES

VIDEO TOUR AVAILABLE - FANTASTIC CITY CENTRE LOCATION - TWO PARKING SPACES

Available in November on an furnished basis, this superb apartment is finished to a high standard throughout and offers impressive living accommodation, in a sought after city centre location. Viewing is essential for full appreciation.

Accessed via a secure entry system, the well maintained communal area with lift gives access to the property which is located on the second floor of the building. The welcoming hallway leads in to a fantastic open plan living room and kitchen which is perfect for modern living and entertaining and enjoys a balcony with city views. The comprehensively fitted kitchen comes with a full range of appliances and a breakfast bar. There are two generous double bedrooms, the master has a luxurious en-suite shower room. Both share a further contemporary bathroom. Externally the property benefits from secure parking with one allocated space.

Freemans Quay is an exclusive apartment complex in the heart of Durham City Centre, where there are a comprehensive range of shopping, leisure and recreational amenities available. It is also perfectly placed for access to Durham University and has excellent commuting links via the A1(M), A690 and train station, which is within walking distance.

EPC RATING D

SECOND FLOOR

Hall

Welcoming entrance hall with telephone entry system, a useful storage cupboard, stylish veneer timber flooring, an electric heater and feature lighting.

Open Plan Living Room and Kitchen 16'8" x 15'1"



A fantastic open plan living and kitchen space with veneer timber flooring throughout and UPVC double glazed patio doors with full length windows leading onto private balcony which overlooks the front of the development.

The living area has feature lighting, TV and telephone points, an electric heater and further telephone entry system.

The kitchen is fitted with a comprehensive range of wall and floor units having black granite worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel electric oven and hob with extractor over, an integrated washing machine, dishwasher and fridge/freezer. Having a stylish breakfast bar with over counter lighting and electric heater.

Further Kitchen Image



Balcony

Leading off from the living area and enjoying a pleasant outlook over the piazza and city skyline.

Master Bedroom

16'7" x 11'0"



A generous double bedroom with UPVC double glazed windows to the side and rear, an electric heater, TV and telephone points

En-suite

7'8" x 5'8"



A luxurious en-suite comprising of a walk-in shower with chrome fittings, bespoke vanity unit housing a sink unit and a WC. Having tiled floor and walls, a chrome heated towel rail, shaving point and recessed spotlighting.

mains fed shower over, a bespoke vanity unit with sink unit and a WC. Having a tiled floor and walls with mosaic tiled mirror, chrome heated towel rail, recessed spotlighting, an extractor fan and shaving point.

PARKING

Secure allocated parking for one vehicle with gated entrance.

Bedroom Two

12'0" x 11'9"



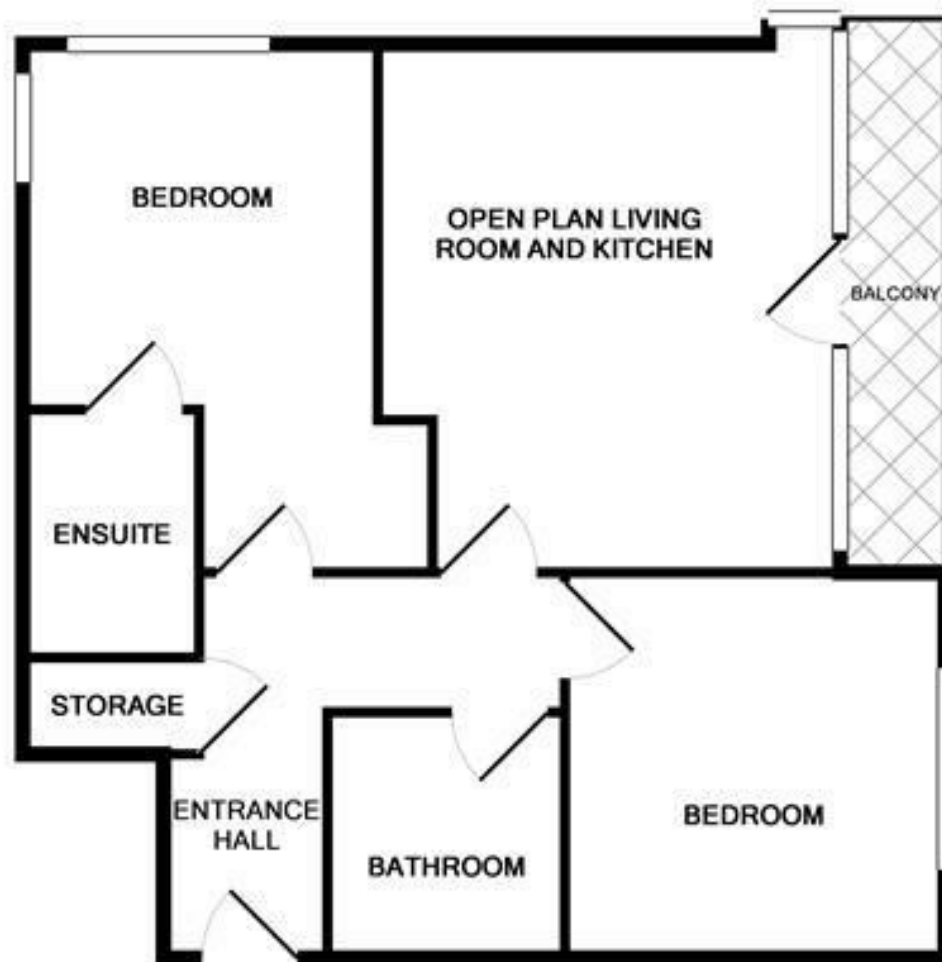
A further spacious double bedroom with a UPVC double glazed window, an electric heater and TV/telephone points.

Bathroom/WC

7'6" x 6'11"



A contemporary bathroom comprising of a bath with



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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