



Lambton Street, DH1 4RU
2 Bed - Student Property
£120 Per Week

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

**** STUDENT PROPERTY ** TWO GOOD SIZED ROOMS AT
£120PPPW (Excluding all services)**

Lambton Street is a charming and appealing cottage for rent in a quiet yet central location in the heart of historic Durham City. Lambton Street provides spacious accommodation in the heart of Durham City. Ideal for both professionals and students the properties provide excellent access to both the city, the region, the UK and beyond. All the cottages have the following accommodation:

2 double bedrooms

Living room (with phone and tv point)

Fitted kitchen

Bathroom

External yard area The cottages are to be let on a furnished basis. The properties are located in the heart of the city with all major amenities being within walking distance:

Cathedral and castle - 15 mins minutes

Market place - 10 minutes

Railway station - 5 minutes

Bus station - 5 minutes

University - 15 minutes

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(93-100) A		
	(85-92) B		
	(69-84) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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