



Monument Court, DH1 4PD
2 Bed - Apartment
£850 Per Calendar Month

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Second Floor Apartment ** Walking Distance to Durham City **
Ideal For Commuting Purposes ** Unfurnished ** Parking
Space ** Gas Central Heating **

Accommodation briefly comprises; communal entrance,
hallway, large lounge open to kitchen with integrated white
goods, two double bedrooms, bathroom/w.c with over bath
shower.

Monument Court is situated in the popular area of Nevilles
Cross which lies approximately 1 mile from Durham City Centre
where there are a comprehensive range of shopping and
recreational facilities and amenities available. It also lies
adjacent to the A(167) and A(690) Highways providing good
road links to other regional centres.

Specifications; Professionals only, No pets, No smokers

Required Earnings: Tenant Income £ 25,500.00, Guarantor
Income £ 30,600.00:



OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
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	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-10) A		
	(11-15) B		
	(16-20) C		
	(21-25) D		
	(26-30) E		
	(31-35) F		
Not environmentally friendly - higher CO ₂ emissions	(36-40) G		
England & Wales		EU Directive 2002/91/EC	

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REGIONAL LETTING & MANAGEMENT CENTRE

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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.

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