



Lowes Wynd

Durham DH1 4NT

£850 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Lowes Wynd

Durham DH1 4NT



- Located in a quiet exclusive development
- EPC RATING D
- A large double bedroom

- Walking distance to the city centre and university buildings
- Stylish bathroom
- Very spacious open plan living and dining room

- Contemporary refitted kitchen
- Combi gas central heating boiler
- Lots of built in storage

Available to rent from June 2025, early viewing of this beautifully presented ground floor apartment is highly recommended. Having a contemporary kitchen with appliances and a stylish refitted bathroom, it is in fantastic condition. The property is 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 and a further utility cupboard with washing machine, a spacious open plan living and dining room, refitted kitchen with appliances, large double bedroom and a stylish refitted bathroom. The property has gas central heating via a combi boiler and UPVC double glazing. Externally there is an open plan lawned garden to the front, a driveway for off street parking and single garage.

Hallway

Welcoming hallway with two double cloaks cupboards, coving and radiator. Also having a utility cupboard with a washing machine and shelving.

Open Plan Living and Dining Room

16'2" x 11'1" (4.95 x 3.39)

A spacious reception room with a UPVC double glazed window to the front, a useful storage cupboard, wood flooring, coving, radiator, TV and telephone points. The room comes with a sofa and dining table and chairs.

Kitchen

10'4" x 6'4" (3.17 x 1.94)

Newly fitted with a contemporary range of white gloss 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, integrated fridge/freezer and dishwasher. Further features include a UPVC double glazed window, attractive tiled splashbacks, radiator and cupboard housing a newly fitted combi gas central heating boiler.

Bedroom

16'2" x 8'9" (4.95 x 2.68)

Very generous double bedroom with a UPVC double glazed window to the front, a built in wardrobe, coving, radiator, TV and telephone points.

Bathroom/WC

Newly fitted with a stylish white suite comprising of a panelled bath with mains fed shower over, hand wash basin inset to a vanity unit and WC. Having attractive tiling, a chrome heated towel rail, extractor and UPVC double glazed opaque window to the front.

EXTERNAL

To the front of the property is an open plan lawned garden and driveway for off street parking.

GARAGE

Single garage with up and over door.

Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

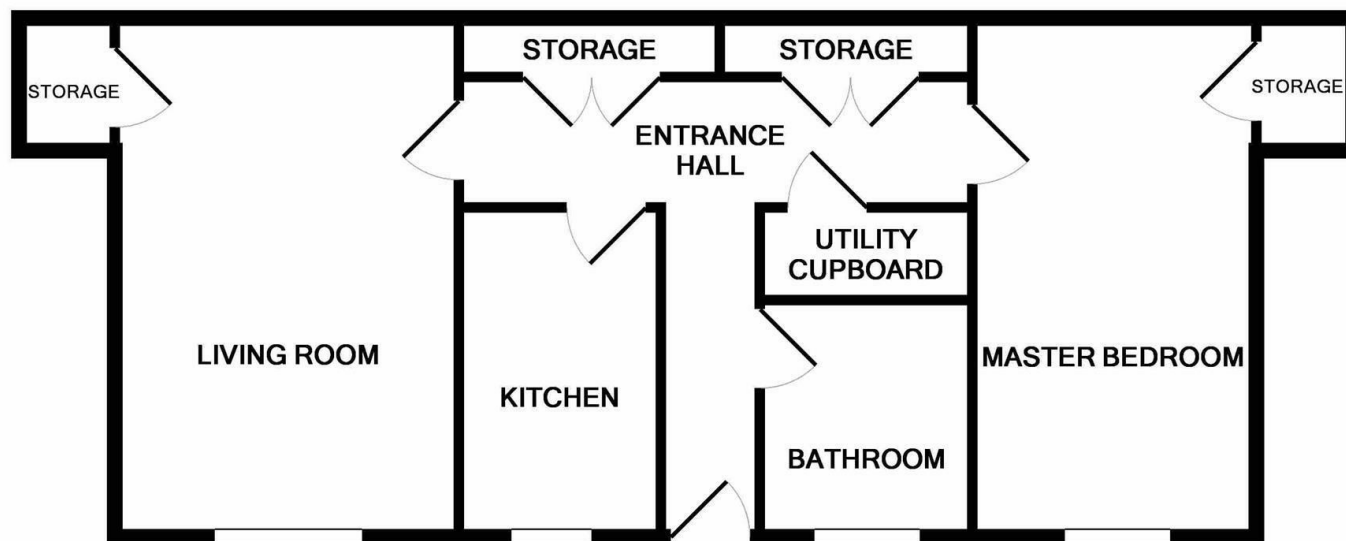
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

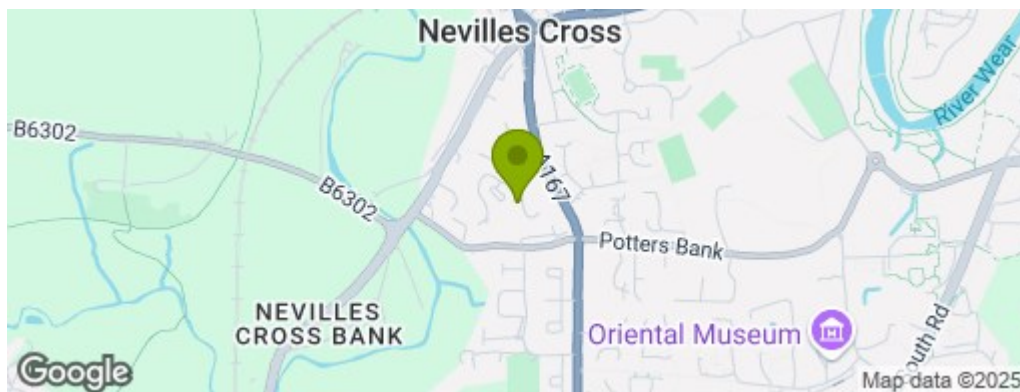
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.



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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Property Information

Tenure: Leasehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available speed is 10000 Mbps.
Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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