



## New Elvet

Durham City DH1 3DB

£530 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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# New Elvet

Durham City DH1 3DB



x 1

x 1

x 1

- Available immediately
- EPC RATING - TBC
- Beautifully presented communal areas

- OVER 55'S ONLY
- City centre location
- Lift to all floors

- One bedroom apartment
- Water rates to be included
- Secure parking

## AVAILABLE IMMEDIATELY - OVER 55's ONLY

Venture Properties are delighted to offer the opportunity to rent this one bedroom apartment situated on the top floor of Orchard House within the heart of Durham City. Orchard House provides an ideal location for OVER 55's with luxurious communal living areas with caretaker, lift to all floors, secure car parking, secure entry system and city centre amenities on your doorstep. Water rates are included.

The floor plan comprises of an entrance hallway, spacious reception room, fitted kitchen with appliances, double bedroom with built in wardrobe and bathroom/WC. The property also comes with secure parking.

Available immediately, early viewing is recommended to avoid disappointment.

## FOURTH FLOOR

### Communal Landing

The apartment is accessed via beautifully presented communal hallways and landing with a lift to all floors.

### Hall

With secure entry system, electric heater, coving, useful storage/airing cupboard and loft hatch.

### Living Room

14'1" x 9'10" (4.30 x 3.00)

Well proportioned reception room with a double glazed dormer window with city views, feature fireplace, TV aerial point, coving and electric heater.

### Kitchen

8'1" x 5'7" (2.48 x 1.72)

Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in oven, electric hob with extractor over, fridge space, washing machine and tiled splashbacks.

### Bedroom

12'11" x 8'7" (3.96 x 2.62)

Double bedroom with a velux window, TV aerial point, electric heater and built in double wardrobe.

### Bathroom/WC

6'9" x 4'11" (2.08 x 1.51)

Fitted with a panelled bath with mains fed shower over, hand wash basin and WC. Having tiled splashbacks, extractor and heated towel rail.

### EXTERNAL

There is car parking available and a communal garden.

### 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:

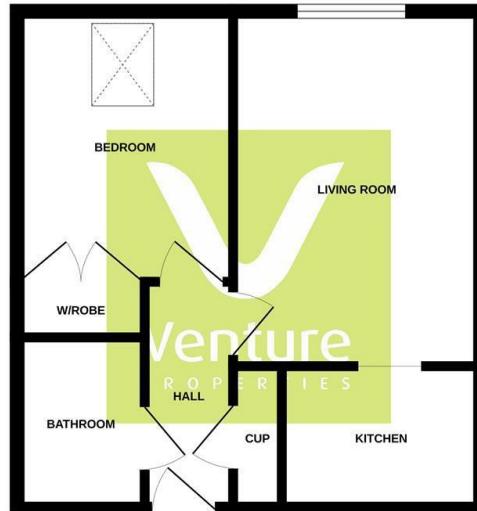
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

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

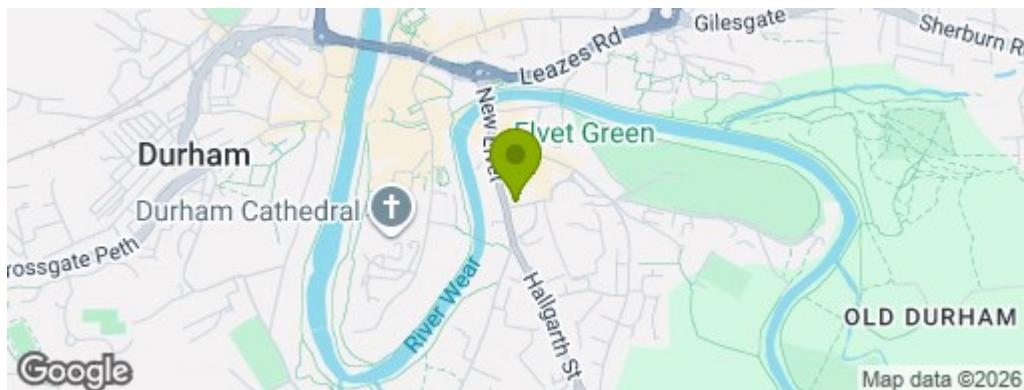
### Bond / Deposit

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

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Memphis C2205



## Property Information

Tenure: Leasehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.  
Mobile Signal/coverage: We recommend contacting your service provider for further information.  
Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)  
Energy Performance Certificate Grade TBC  
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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