



## St Andrews Court, New Elvet

Durham DH1 3AH

£1,350 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# St Andrews Court, New Elvet

Durham DH1 3AH



- Overlooking the River Wear
- EPC RATING C
- Master bedroom with ensuite

- City centre location
- Fantastic open plan living area
- Second double bedroom

- Fully furnished
- Fully integrated kitchen with all appliances
- Modern bathroom

## FULLY FURNISHED - CITY CENTRE LOCATION

An immaculate two bedroom riverside apartment located on the second floor of this sought after development in a prime Durham City centre position. Having a modern interior with open plan living and dining area and kitchen with integrated appliances including an oven and hob, fridge/freezer, washing machine and dishwasher, a spacious bedroom with ensuite shower room, further double bedroom and modern bathroom.

Available from September 2025 on a furnished basis.

## FIRST FLOOR

### Hallway

### Open Plan Living and Dining Area

17'0" x 11'9" (5.20 x 3.60)

A spacious living area with a sash window overlooking the river, coving and telephone entry system. Having a sofa, dining table and chairs, shelving unit, TV and TV unit.

### Kitchen

10'5" x 7'10" (3.20 x 2.40)

Open plan to the living area and fitted with a comprehensive range of wall and floor units having contrasting work surfaces incorporating a stainless

steel sink and drainer unit with mixer tap, a built in stainless steel electric oven and hob with extractor over, and a range of integrated appliances including a fridge, freezer, dishwasher and washing machine. Further features include laminate flooring, tiled splashbacks and coving.

### Bedroom One

16'0" x 7'6" (4.90 x 2.30)

Spacious bedroom with a sash window overlooking the river, bed, wardrobe and desk.

### En-suite

7'10" x 3'7" (2.40 x 1.10)

Fitted with a white suite comprising of a cubicle with mains fed shower, pedestal wash basin and WC.

### Bedroom Two

12'5" x 8'2" (3.80 x 2.50)

Double bedroom with a sash window overlooking the river, bed, drawer unit and desk.

### Bathroom

8'6" x 5'6" (2.60 x 1.70)

Fitted with a white suite comprising of a panelled bath with mixer shower over, pedestal wash basin and WC.

### 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:

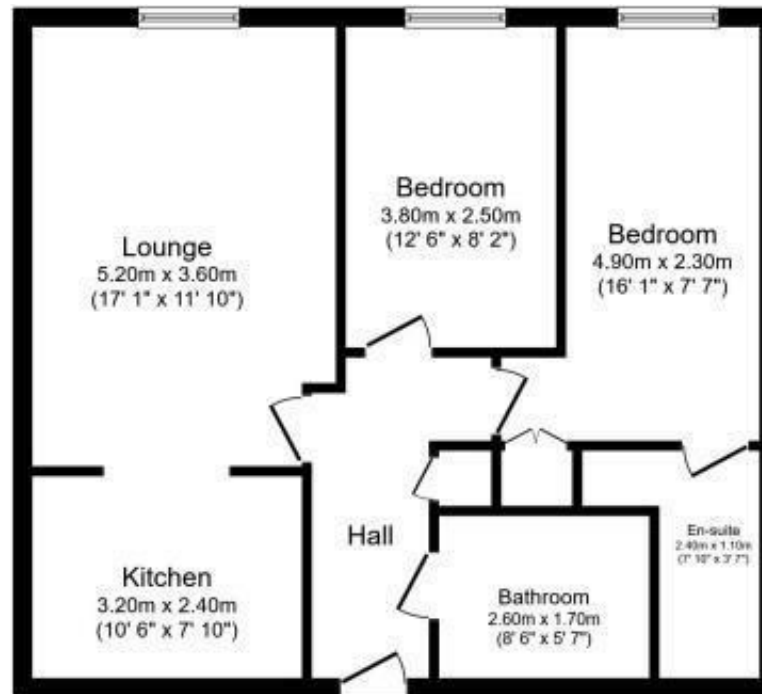
1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

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.



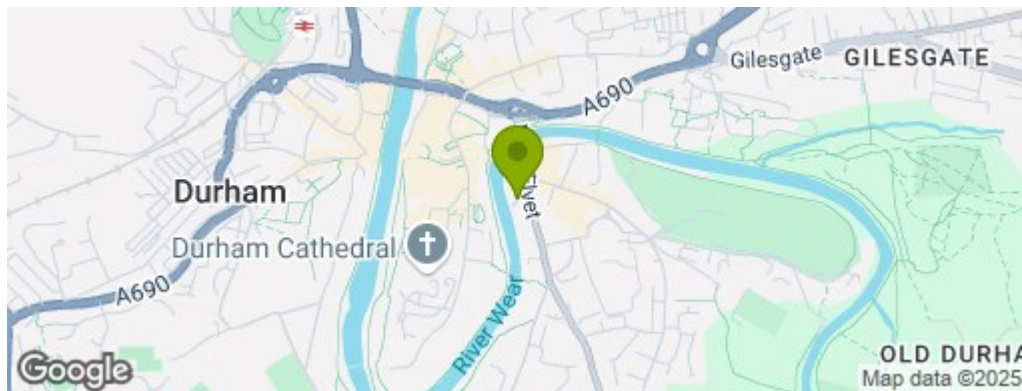


**Floor Plan**

Total floor area 66.0 sq. m. (710 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Property Information

EPC RATING - C COUNCIL TAX BAND - E FURNISHED

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