



## Monument Court

Durham DH1 4PD

£850 Per Calendar Month







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# Monument Court

Durham DH1 4PD



- Available January 2026
- EPC RATING - C
- Highly desirable location

- Fully furnished
- Two generous double bedrooms
- Walking distance to university buildings

- Spacious living accommodation throughout
- Ground floor apartment
- Within walking distance to Durham City centre

Venture Properties are delighted to offer the opportunity to rent this fully furnished and one of the best situated apartments within this sought after complex. Located within walking distance to the heart of Durham City and providing very spacious ground floor living accommodation, the property is perfect for a wide range of tenants. Well presented and with attractive features such as a recently fitted gas central heating boiler and triple glazing, the property is comfortable and ready to move in to.

The impressive floor plan comprises of an entrance vestibule which leads to the hallway with secure entry system, the spacious living room has French doors and leads to the comprehensively fitted kitchen with a range of appliances. There are two generous double bedrooms and a bathroom fitted with white suite. Externally the property has a designated parking space, as well as communal gardens.

Monument Court is situated at Nevilles Cross, only a short walk from Durham City and University Buildings. It also has immediate access to the A167 providing excellent road links both North and South.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Communal Entrance Hall

Accessed via secure entry door.

### Hall

An entrance vestibule with radiator leads through to the hallway with cloaks cupboard, airing cupboard, radiator and telephone entry system.

### Living Room

15'8" x 12'5" (4.78 x 3.79)

A spacious reception room with a UPVC triple glazed French doors, radiator and TV aerial point. Leading through to the kitchen.

### Kitchen

12'7" x 7'10" (3.86 x 2.41)

Fitted with a comprehensive range of wall and floor units having contrasting worksurfaces incorporating a sink and drainer unit with mixer tap, built in electric oven and hob with extractor over, an integrated washer/dryer and freestanding fridge/freezer. Further features include a UPVC double glazed window, tiled splashbacks and unit housed gas central heating boiler.

### Bedroom One

13'5" x 12'5" (4.10 x 3.81)

Generous double bedroom with a UPVC triple glazed window and a radiator.

### Bedroom Two

12'7" x 9'5" (3.85 x 2.89)

Further well proportioned double bedroom with two UPVC double glazed windows and a radiator.

### Bathroom/WC

8'6" x 7'4" (2.60 x 2.25)

NEW BATHROOM FITTED SUITE WILL BE FITTED PRIOR TO MOVING IN - Fitted with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and extractor fan.

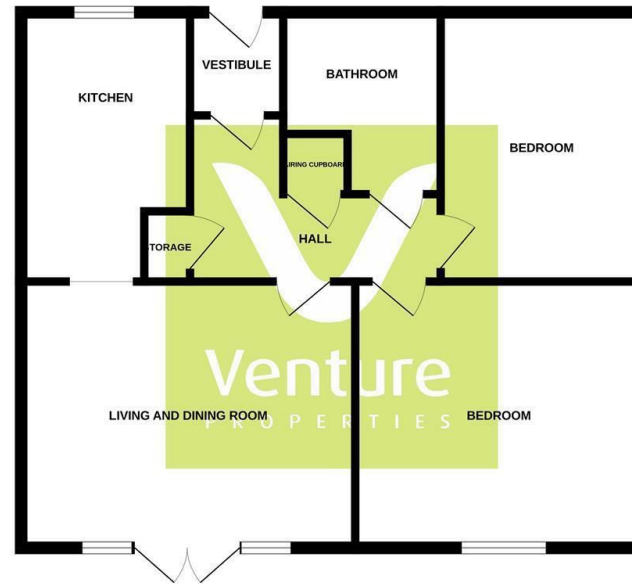
### EXTERNAL

The apartment enjoys communal gardens and an allocated parking space. There are also ample visitor spaces available.

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## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan and floorplan are for guidance only and should not be used as such for any prospective purchase. 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

EPC RATING - C COUNCIL TAX BAND - D FURNISHED

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