



Roundhaven, Farewell Hall, DH1 3TX
2 Bed - Apartment
£950 Per Calendar Month

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**** Modern First Floor Apartment ** Allocated Parking ** Secure Entry System ** Popular & Convenient Location ** Close to Durham & Major Road Links ** Part Furnished ** Double Glazing & Electric Heating ****

The apartment features an entrance hallway with a storage cupboard, leading to a lounge with a large front-facing window. The contemporary open-plan kitchen includes various wall and floor units, along with a selection of integral appliances. There are two double bedrooms, with the master bedroom having an en-suite shower room featuring a double shower. Additionally, there's a main bathroom with a three-piece white suite.

Roundhaven is a compact residential enclave comprising of houses and apartments, nestled in the sought-after Farewell Hall locality of Durham City. Positioned just a brief drive away from the City Centre, it enjoys excellent connectivity via bus routes and is conveniently bordered by the A167 Highway, facilitating efficient road connections to both the northern and southern regions.

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - B

BOND £950 | MINIMUM 6 MONTHS TENANCY

Specifications - No Pets, No Smokers

Required Earnings: Tenant Income - £34,200 Guarantor Income (If Required) - £37,200

Agents Notes

Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating/Electric/Oil
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>
Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any

financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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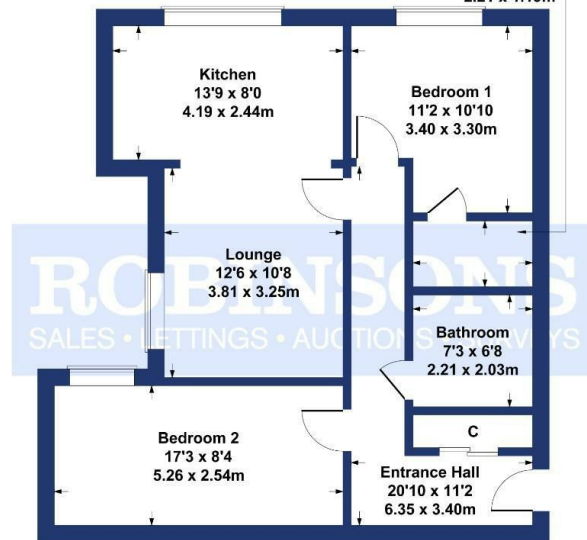
Strategic Marketing Plan

Dedicated Property Manager

Roundhaven

Approximate Gross Internal Area
736 sq ft - 68 sq m

En-Suite
Shower Room
7'3 x 3'11
2.21 x 1.19m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(21-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 383 9994 | info@robinsonsdurham.co.uk

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