



Sylvan House, DH1 4DB
2 Bed - Apartment
£1,500 Per Calendar Month

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Sylvan House , DH1 4DB

Furnished ** Stunning Apartment & Riverside Setting ** Castle and Cathedral Views ** Doorstep of the City Centre & Riverside Walks ** Superbly Presented Throughout ** Spacious Floor Plan ** Enclosed Courtyard Garden ** Lovely Communal Gardens ** Underground Parking Space ** Electric Heating ** Integrated Kitchen ** Must Be Viewed **

The floor plan of Sylvan House includes a communal entrance with an intercom system, leading to a staircase that goes down to an entrance hallway. From there, you'll find a bedroom with access to the main bathroom/wc. The living and dining area are connected, providing a comfortable and open space with French doors opening to the courtyard patio, which offers a scenic view of the River. The kitchen is integrated into the living area. Additionally, there is another double bedroom with a picturesque view of the River and Cathedral.

Situated in an elevated position along the banks of the River Wear, Sylvan House enjoys a commanding location opposite the Castle and the Cathedral, both recognized as a World Heritage site. It boasts a convenient proximity to the City Centre, allowing easy access to various shopping, recreational facilities, bars, and restaurants, making it one of the most desirable and sought-after streets within the immediate City Centre.

Council Tax Band - E Annual Cost - £2614.00

EPC Rating - C

BOND £1,500 | MINIMUM 6 MONTHS TENANCY

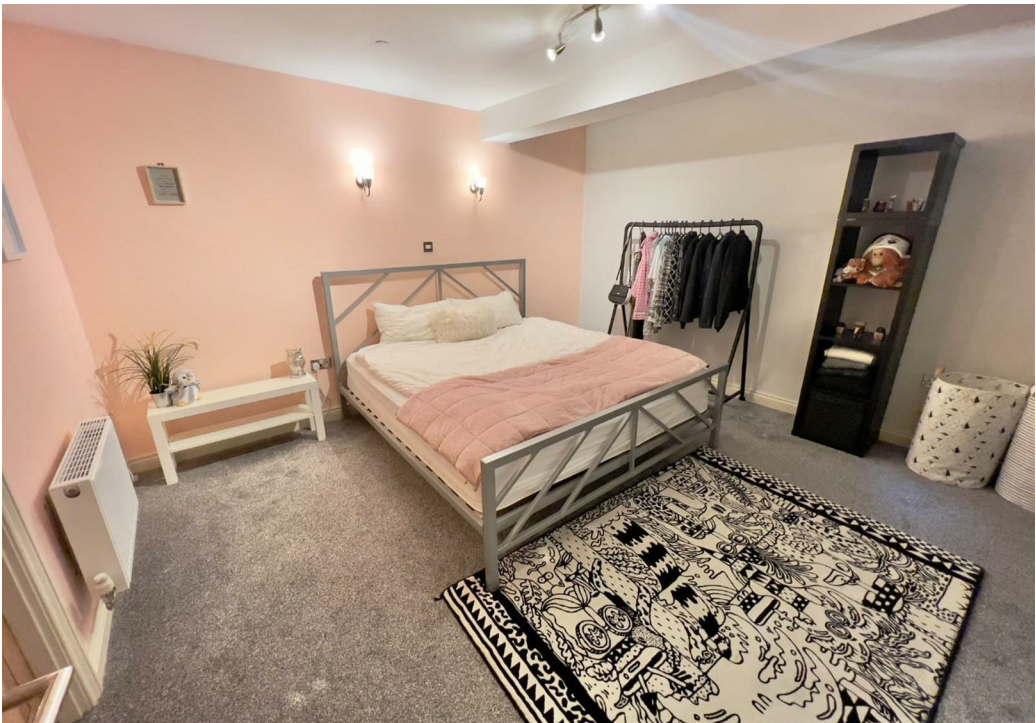
Specifications - Professionals Only, No Smokers, No Pets

Required Earnings: Tenant Income £45,000 Guarantor Income £54,000











Communal Entrance

Entrance Hallway

Lounge Diner

17'11" x 15'6" (5.46 x 4.72)

Kitchen

11'6" x 5'11" (3.51 x 1.80)

Bedroom

14'0" x 13'10" (4.27 x 4.22)

Bedroom

16'5" x 9'3" (5.00 x 2.82)

Bathroom/WC

Outside - Riverside

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast 80Mbps

Mobile Signal/Coverage: Good

Council Tax: Durham County Council, Band E - Approx. £2614.00 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the landlord and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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

