



Gilesgate, DH1 1QQ
1 Bed - Apartment
£800 Per Calendar Month

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Gilesgate , DH1 1QQ

Furnished Ground Floor Apartment ** Enclosed Rear Garden ** Walking Distance to City Centre ** Ideal for Professionals & Home Workers ** Well Presented & Located ** Gas Central Heating ** Early Viewing Advised **

The floor plan comprises; entrance hall, open plan living kitchen and dining, inner hallway, shower room/wc, large double bedroom, useful utility area which has door to the rear garden. The garden is enclosed offering a degree of privacy and benefits a sunny aspect. The property benefits from gas fired underfloor heating throughout. The property has easy street parking outside the property controlled by residents permit. There is also a frequent bus service into town and Dragonville shopping centre with bus stops 50m from front door.

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £800 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and No Pets

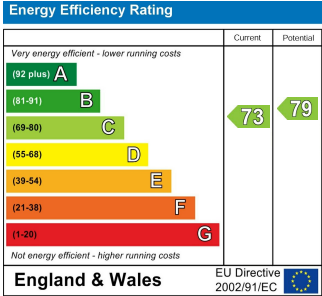
Required Earnings: Tenant Income - £28,800 Guarantor Income (If Required) - £30,800











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.



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