



The Avenue, DH1 4EB  
4 Bed - Student Property  
£155 Per Week

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**\*\* STUDENT PROPERTY - EXCLUDING BILLS \*\***

Comprising: hallway, single bedroom, wc, double bedroom, first floor: double bedroom, single bedroom, bathroom/wc with shower, lower floor: lounge, kitchen/dining room. There is access to the garage which is for bin access and use of the washing machine only. The landlord has advised that the monthly cost of gas, electric and water combined is approx. £36 per person per month.

EPC Rating - C

BOND £500 | £155 PER WEEK PER STUDENT | 12 MONTHS TENANCY

**REDRESS**

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



# OUR SERVICES

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Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	71
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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