



**St Giles Close, Gilesgate, DH1 1XH**  
**5 Bed - Student Property**  
**£145 Per Week**

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

The accommodation comprises of entrance hall, kitchen, inner hallway, living room, bedroom, partially converted garage currently been used as a dining area and remaining garage which offers good storage and a downstairs WC. To the first floor there are a further four good sized bedrooms, the master having en suite facilities, externally are gardens to front and rear along with a driveway. St Giles Close has traditionally been popular with students as it offers good access to universities, colleges, bars, restaurants and local shops. Gilesgate itself is homed to a 24 hour Tesco along with the Dragonville retail park which has a number of amenities. Early viewing is strongly recommended.

EPC Rating - D

BOND £300 PER STUDENT | £145 PER WEEK PER STUDENT

\* Video tour from 2020. Property may be subject to slight alternations or changes.

**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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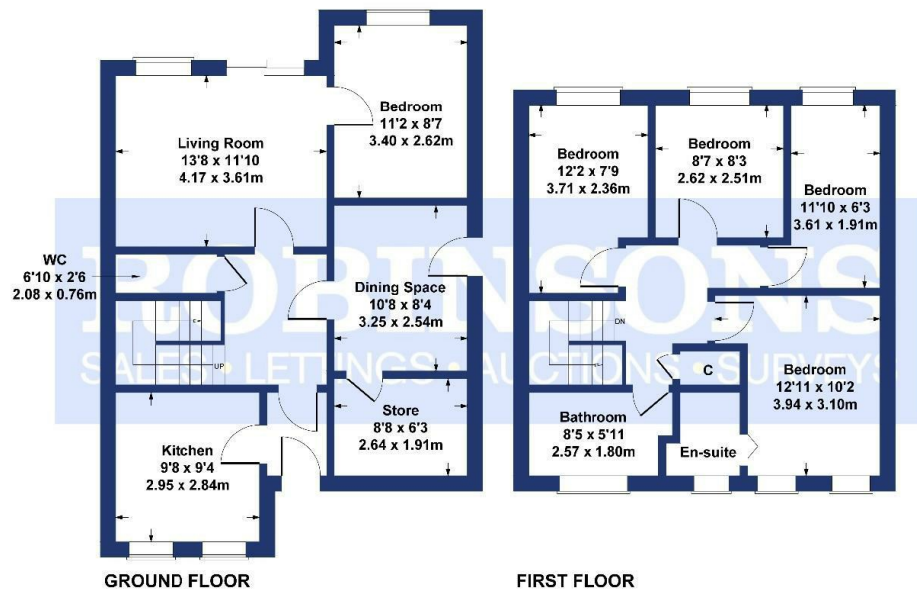
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**St Giles Close**  
Approximate Gross Internal Area  
111 sq ft - 1199 sq m



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. 2023

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 79        |
| (55-68) <b>D</b>                            | 62      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

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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.



# ROBINSONS

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