





The Sidings, Gilesgate, DH1 1HS
1 Bed - Apartment
£725 Per Calendar Month

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Unfurnished ** Ground Floor Apartment ** White Goods ** Allocated Parking ** Double Glazing & GCH ** Prime Location **

The property comprises; communal entrance, private hallway, lounge which is open plan to the kitchen, double bedroom and bathroom/WC with over bath shower.

The Sidings is a highly sought-after residential development, offering an attractive mix of modern houses and stylish apartments. Ideally located on the immediate outskirts of Durham City Centre, it provides the perfect balance of convenience and tranquillity. Residents enjoy close proximity to a wide variety of shopping, dining, and recreational amenities, including well-known high street retailers, independent boutiques, vibrant cafés, and cultural attractions.

Durham's renowned university and the scenic riverside walks along the River Wear are within easy reach, making it an excellent choice for students, academics, professionals, and families alike. The development's location also makes commuting exceptionally convenient. Situated just off the A690 Durham-to-Sunderland highway, The Sidings offers quick access to the A1(M) motorway at nearby Carrville, ensuring straightforward travel by car across the region.

For those who prefer public transport, Durham's mainline railway station is within comfortable walking distance. From here, regular services connect you to Newcastle in under 15 minutes and London in under three hours, making both local and long-distance journeys simple and efficient.

With its prime location, excellent transport links, and vibrant surroundings, The Sidings combines the charm of city living with easy access to the wider North East and beyond.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - C

BOND £725 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £26,100 Guarantor Income (If Required) - £26,100

Lounge/Diner/Kitchen
14'07" x14'07" (45'11'"22'11" x45'11'"22'11")

Bedroom
12'02" x 10'09" (39'4'"6'6" x 32'9'"29'6")

Bathroom
7'2" x 5'9" (7'02" x 5'09") (2.18 x 1.75)

REDRESS

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

AGENT NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps
Mobile Signal/Coverage: Good/Average/Poor
Council Tax: Durham County Council, Band B - Approx. £1804.86 p.a
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller 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.





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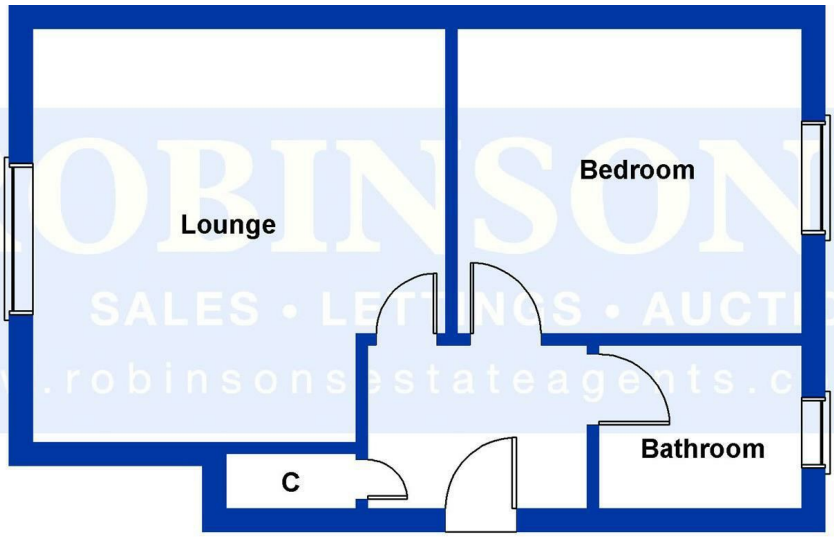
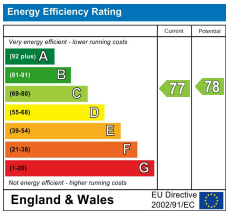
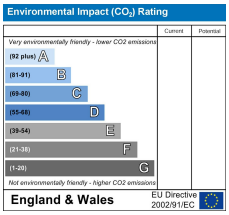


SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk





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RICS

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