



**Farrier Close,, DH1 5XY**  
**3 Bed - Apartment**  
**£1,050 Per Calendar Month**

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**\*\* AVAILABLE FOR THREE PROFESSIONALS OR POST GRAD STUDENTS FROM THE 15TH OF JULY 2025 \*\***

Immaculately presented 3 double bedroom second-floor apartment, ideally suited to professionals or post grad students. This incredibly spacious and well-planned property offers a fantastic living space in a convenient location, close to University of North Durham Hospital, the Arnison Centre and only 2 miles from Durham City centre.

The apartment features a bright and stylish lounge/diner with media wall, contemporary sofa and dining table, a modern kitchen with fitted appliances, and three generously sized double bedrooms.

The refitted bathroom includes a sleek white suite with a shower. Secure entry system, allocated parking, and access to communal gardens complete the package.

A fantastic opportunity for those seeking high-quality accommodation – available for a minimum 12-month tenancy from 15th July 2025.

Council Tax Band - B Annual Cost - £1804.86

EPC Rating - D

BOND £1050 | MINIMUM 6 MONTHS TENANCY

SPECIFICATIONS: No Pets, No Smokers

Required Earnings: Tenant Income £37,800 Guarantor Income (if required) £40,800

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Superfast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1804.86

Energy Rating: D

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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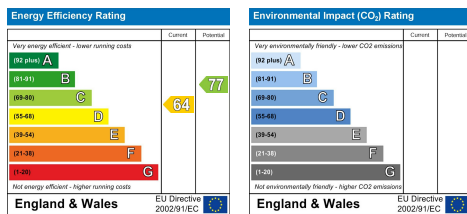
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