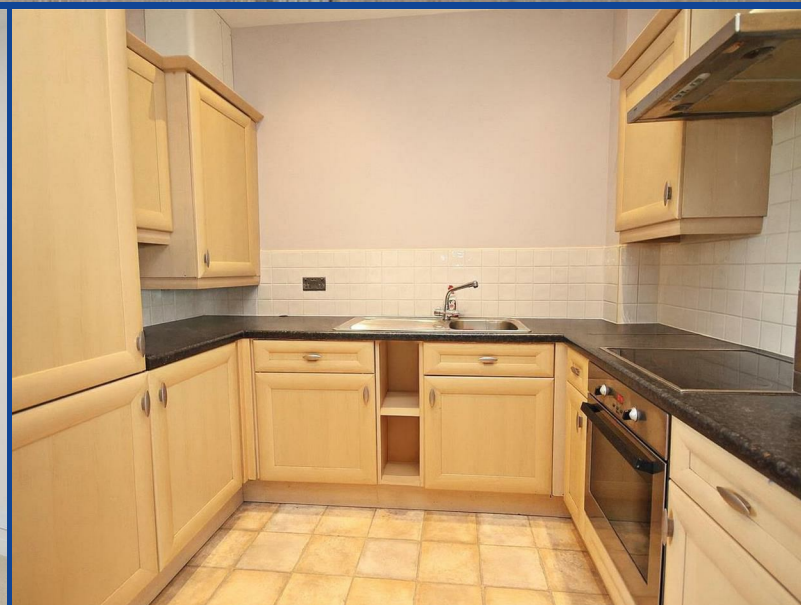




Monument Court, Nevilles Cross, DH1 4PD
2 Bed - Apartment
£900 Per Calendar Month

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**** TWO BEDROOM ** UNFURNISHED ** FIRST FLOOR APARTMENT ** PARKING SPACE ** GCH & DOUBLE GLAZING ****

The floor plan briefly comprises: private entrance hallway with security entry system, lounge/dining room and open plan kitchen with attractive range of floor and wall units with some integrated appliances, two bedrooms and a bathroom with white suite.

Nevilles Cross, located just west of Durham City, is a highly sought-after area known for its convenient access to both city life and tranquil surroundings, making it an excellent choice for potential buyers. The area benefits from a range of nearby amenities, including local shops, cafes, and excellent schooling options, with well-regarded primary and secondary schools in close proximity. Its location offers easy access to Durham's vibrant city centre, where a variety of restaurants, bars, cultural attractions, and retail outlets are available.

Nevilles Cross is ideal for commuters, with Durham's train station just a short distance away, offering direct services to major cities such as Newcastle, Edinburgh, and London. The area is also well-connected by road, with the A167 providing easy access to the A1(M) and surrounding regions. For those who enjoy the outdoors, there are nearby parks and walking routes, as well as easy access to Durham's beautiful countryside. With its blend of suburban comfort, excellent transport links, and proximity to Durham's rich amenities, Neville's Cross is a desirable location for families, professionals, and anyone seeking a balanced lifestyle

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - C

BOND £900 | MINIMUM 6 MONTHS TENANCY

Tenant specifications: No Smokers, No Pets

Tenant Requirements: Tenant Income £32,400 Guarantor Income (If Required) - £32,400

REDRESS

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

Agents Notes

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains - metered

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DURHAM

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The Wynd

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E: info@robinsonswynyrd.co.uk

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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