



**Bower Court, Coxhoe, DH6 4JT**  
**2 Bed - Apartment**  
**£650 Per Calendar Month**

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



**\*\* UNFURNISHED \* WELL PRESENTED\*\* TWO BEDROOM  
GROUND FLOOR APARTMENT \* POPULAR VILLAGE  
LOCATION \* GOOD AMENITIES & TRANSPORT LINKS \*  
OUTSKIRTS OF DURHAM CITY \* EARLY VIEWING ADVISED  
\***

This property is perfect for a professional couple, or two individuals looking to share. The accommodation includes a lounge, kitchen, two bedrooms and a bathroom/WC.

With gas central heating, UPVC double glazing and parking, this home really must be viewed to fully appreciate what it has to offer.

Located on the outskirts of the village, the property benefits from a fantastic position close to a wide range of local amenities, schools and shops. Durham City is also just around 4 miles to the north, providing an even wider selection of facilities, with excellent access to the A1(M) for commuters.

Council Tax Band - A Annual Cost - £1620.79

EPC Rating - C

BOND £650 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £23,400 Guarantor Income (If Required) - £25,400

#### Agent 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

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.

#### 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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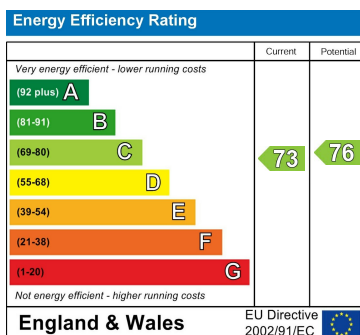
Surveys and EPCs

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Strategic Marketing Plan

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## DURHAM

1-3 Old Elvet

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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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