



Gilesgate, Durham, DH1 1JA
4 Bed - Student Property
£135 Per Week

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

An outstanding property with a comprising: entrance hall, inviting living room, superbly appointed kitchen with integrated appliances, downstairs WC, four bedrooms (the master having en-suite facilities) and white suite bathroom. Gilesgate provides excellent access to an array of amenities and is within walking distance of Durham City where there are a large range of amenities, recreational facilities, bars and restaurants available. The university colleges are also well within distance.

EPC Rating - C

BOND £300 | £135 PER WEEK PER STUDENT | 12 MONTHS
TENANCY

OUR SERVICES

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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

DURHAM

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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.

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