



Sylvan House, St. Helens Well, DH1 4DB
2 Bed - Apartment
£1,500 Per Calendar Month

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Sylvan House

St. Helens Well, DH1 4DB

Furnished ** Stunning Apartment & Riverside Setting ** Castle and Cathedral Views ** Doorstep of the City Centre & Riverside Walks ** Superbly Presented Throughout ** Spacious Floor Plan ** Enclosed Courtyard Garden ** Lovely Communal Gardens ** Underground Parking Space ** Electric Heating ** Integrated Kitchen ** Must Be Viewed **

The floor plan of Sylvan House includes a communal entrance with an intercom system, leading to a staircase that goes down to an entrance hallway. From there, you'll find a bedroom with access to the main bathroom/wc. The living and dining area are connected, providing a comfortable and open space with French doors opening to the courtyard patio, which offers a scenic view of the River. The kitchen is integrated into the living area. Additionally, there is another double bedroom with a picturesque view of the River and Cathedral.

Situated in an elevated position along the banks of the River Wear, Sylvan House enjoys a commanding location opposite the Castle and the Cathedral, both recognized as a World Heritage site. It boasts a convenient proximity to the City Centre, allowing easy access to various shopping, recreational facilities, bars, and restaurants, making it one of the most desirable and sought-after streets within the immediate City Centre.

Council Tax Band - E Annual Cost - £2614.00

EPC Rating - C

BOND £1,500 | MINIMUM 6 MONTHS TENANCY

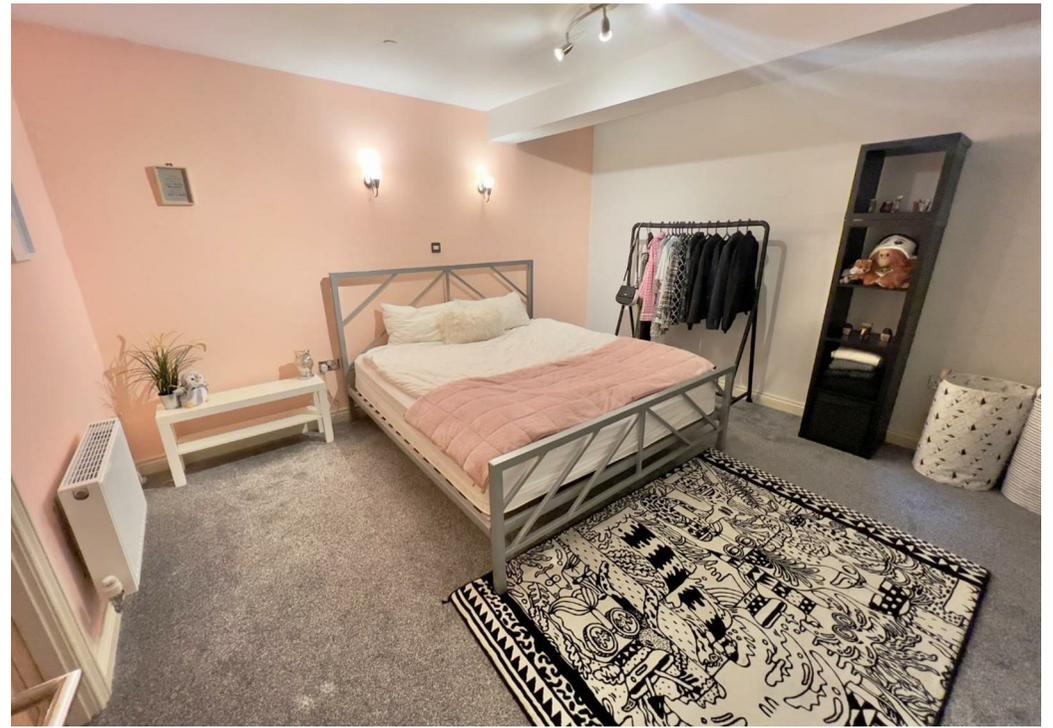
Specifications - Professionals Only, No Smokers, No Pets

Required Earnings: Tenant Income £45,000 Guarantor Income £54,000











Communal Entrance

Entrance Hallway

Lounge Diner

17'11" x 15'6" (5.46 x 4.72)

Kitchen

11'6" x 5'11" (3.51 x 1.80)

Bedroom

14'0" x 13'10" (4.27 x 4.22)

Bedroom

16'5" x 9'3" (5.00 x 2.82)

Bathroom/WC

Outside - Riverside



Sylvan House

Approximate Gross Internal Area
816 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (82 plus) A | | | |
| (81-81) B | | | |
| (69-80) C | | 74 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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