

# STUART EDWARDS

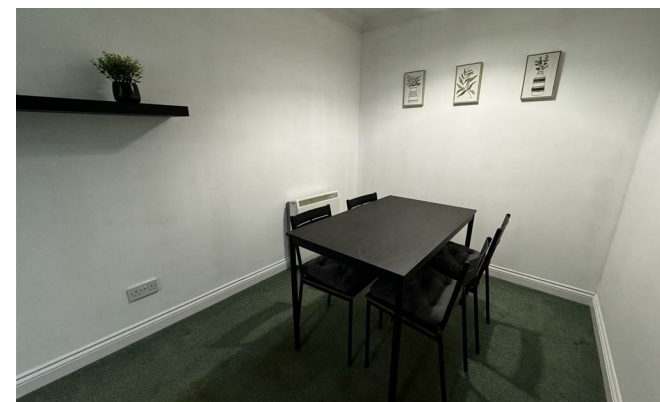


## St. Giles Close

Gilesgate, Durham DH1 1XH

- AVAILABLE TO STUDENT 2025/2026
- 1ST FLOOR APARTEMENT IN POPULAR DEVELOPMENT
- 2 BEDROOMS
- LOUNGE/DINING ROOM & KITCHEN
- BATHROOM WITH SHOWER
- £160 PER ROOM PER WEEK EXCLUSIVE OF BILLS
- ALLOCATED PARKING
- WITHIN 1 MILE OF DURHAM CITY
- CONSERVATION AREA
- WOODLAND VIEWS

**£320 Per Week**



**Council Tax Band: Exempt**  
**EPC Rating: B**

**Full Description**

St Giles Close is a conveniently located development less than 1 mile from Durham City Centre very close to Gilesgate Bank.  
AVAILABLE TO STUDENTS FOR ACADEMIC YEAR 2025/2026. £160 PER ROOM PER WEEK, EXCLUSIVE OF BILLS.  
The internal living accommodation comprises, entrance hallway, lounge/dining room, fully equipped fitted kitchen, bathroom with shower and 2 bedrooms both fitted wardrobes.  
Externally there's an allocated parking space.  
Situated on the first floor the apartment can be accessed via both lift and stairs and has a secure phone entry system.  
Forming part of a conservation area the property enjoys pleasant woodland views.  
No Pets and No smokers.  
Sure to prove popular, therefore early viewings are strongly recommended to avoid disappointment.

**Area Information**

Conveniently located within 1 mile from Durham City Centre.  
Local primary schools include Gilesgate, Laurel Avenue, St Hilds and St Joseph's (Roman Catholic). Secondary education for most of Gilesgate is provided at Durham Gilesgate Sports College which is part of Durham Gilesgate Sixth Form Centre, located in The Sands in the centre of Durham.  
Within Gilesgate itself, there are a wide range of amenities including; doctor's surgery, dentist, veterinary surgeries, supermarkets and some large well-known shopping stores.  
Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.  
Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The cobbled streets of the city centre are lined with a wide range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles the Castle and Cathedral and offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is well known for is high-achieving private and state schools, as well as the world renowned Durham University.

**Entrance**

A communal entrance hall, has the convenience of both stair and lift access. The private entrance hall welcomes you into the flat with cloaks cupboard and storage cupboard housing the central heating boiler.

**Lounge/Dining Room**

22' x 10'  
Two electric heaters and French polished feature fire surround with marble hearth and inset electric fire.  
Three seater sofa, coffee table, tv stand with tv, shelving and table with 4 chairs.

**Kitchen**

7' x 9'  
Range of wall and floor units with laminate worktops and inset one and a half bowl white single drainer sink unit. Feature tiled splashbacks and integrated electric oven and hob, freestanding fridge/freezer, kettle, microwave and washing machine.

**Bedroom 1**

13' x 8'9"  
Electric panel radiator, double bed, desk with chair and a range of fitted wardrobes with bedside cabinets.

**Bedroom 2**

Electric panel radiator and a range of fitted wardrobes and drawers,, desk with chair and mirror..

**Bathroom**

Comprising, low level wc. wash hand basin, panel bath with electric shower over, shaver socket, extractor fan and wall mounted fan heater.

**Externally**

There's an allocated parking space.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.