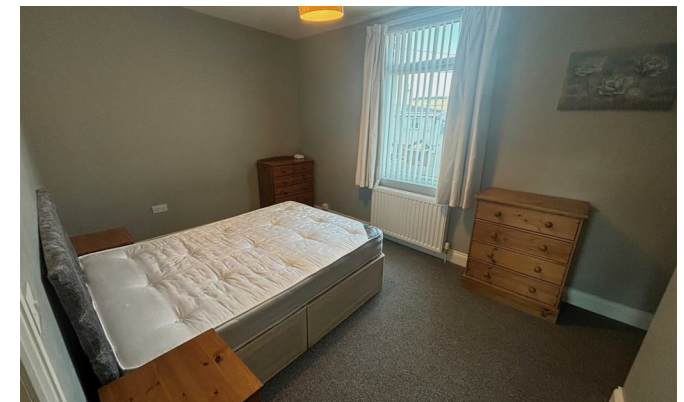




**STUART
EDWARDS**

Durham Road West

, Bowburn DH6 5AU

- RECENTLY REFURBISHED
- IDEAL LOCATION FOR AMAZON, INTEGRA 61, DURHAM & A1M
- BRAND NEW GAS COMBI BOILER
 - NEWLY DECORATED
 - OFF ROAD PARKING
- LARGE 1 BED APARTMENT
 - FULLY FURNISHED
- RE-WIRING & NEW PLUMBING
- SORRY NO SMOKERS & NO PETS

£625 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

****WOW - RECENTLY FULLY REFURBISHED** **LARGE 1 BEDROOM APARTMENT** **FULLY FURNISHED** **IDEAL LOCATION FOR AMAZON, INTEGRA 61, DURHAM & A1M**** We are privileged to offer to rent this amazing 1 bedroom split level apartment, having undergone a comprehensive refurbishment, being finished to an immaculate standard and ideally suited to professional singles & couples looking for modern accommodation close to Amazon & Durham City/University. The property benefits from off-street parking, modern fixtures & fittings, open plan living area, modern bathroom & will be fully redecorated throughout. Available mid-December 2024. EPC Rating C.

The property has recently been re-wired & re-plumbed with a brand new combi boiler, and is fitted with new double glazing, a new roof, new kitchen, bathroom, decor & flooring. The accommodation comprises: entrance hall & utility area, ground floor corridor, stairs to 1st floor, large open plan lounge & kitchen with high gloss units, spacious double bedroom located to the rear and an ultra-modern bathroom with over-bath shower. Externally, the property is accessed from the rear where there is off-street car parking for 1 vehicle & an area for storage of bins etc.

Bowburn is a popular commuter village located only a couple of miles from Durham City and immediately adjacent to the new Integra 61 Development & Amazon Fulfilment Centre. The A1M is easily accessible in a matter of seconds, and there is a local COOP Food Store only minutes' walk from the property. Public transport is frequent & easily accessible, offering direct travel to many towns and cities throughout the region.

DIMENSIONS

Lounge / Kitchen - 16'8 x 12'6

Utility Room - 9'9 x 6'5

Bedroom - 13'5 x 9'9

Bathroom - 9'5 x 5'7

ADDITIONAL INFORMATION

Available mid-December 2024 on a long term basis, 12 month min. tenancy period, professionals only, no pets, non-smokers only, fully furnished, £625 PCM with £625 deposit

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9339-8827-4000-0371-1226>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.



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.

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