



Monument Court

Durham DH1 4PD

Offers In The Region Of £174,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Monument Court

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- Available with no chain involved
- EPC RATING - B
- Recently refitted kitchen

- Superb ground floor apartment - Ideal for a wide range of buyers
- Recently refurbished
- Stylish refitted bathroom

- Previously rented at £895 PCM
- Two double bedrooms
- Parking and Secure entry system

Venture Properties are delighted to offer the opportunity to purchase with no chain, this recently refurbished, two bedroom apartment situated within this sought after complex. Located within walking distance to the heart of Durham City and providing very spacious ground floor living accommodation, the property is perfect for a wide range of buyers. Having a recently refitted kitchen, a refitted bathroom, recently laid floorings, stylish decor and with attractive features such as combi gas central heating and triple glazing.

The impressive floor plan comprises of a hallway with storage, the spacious living/dining room opens in to the comprehensively fitted kitchen with a range of appliances. There are two generous double bedrooms and a stylish refitted bathroom. Externally the property has a designated parking space and additional visitor parking, as well as communal gardens.

Monument Court is situated at Nevilles Cross, only a short walk from Durham City and University Buildings. It also has immediate access to the A167 providing excellent road links both North and South.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Entrance Hall

A welcoming hallway with storage cupboard, radiator and further cupboard housing the combi gas central heating boiler.

Open Plan Living and Dining Room

20'5" x 15'4" (6.23 x 4.68)

A large reception space with two glazed windows, recessed spotlighting, radiator, radiator, TV and telephone points.

Open plan to the kitchen creating a fantastic space which is perfect for modern living.

Kitchen

12'2" x 6'3" (3.71 x 1.92)

Recently refitted with a comprehensive range of wall and floor units having contrasting work surfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, an integrated washing machine, as well as a fridge/freezer. Having tiled splashbacks and flooring and recessed spotlighting.

Bedroom One

13'3" x 11'8" (4.04 x 3.58)

Generous double bedroom with a triple glazed window, radiator, TV and telephone points.

Bedroom Two

12'5" x 9'8" (3.79 x 2.95)

Further double bedroom with triple glazed french doors and radiator.

Bathroom/WC

7'7" x 7'1" (2.32 x 2.16)

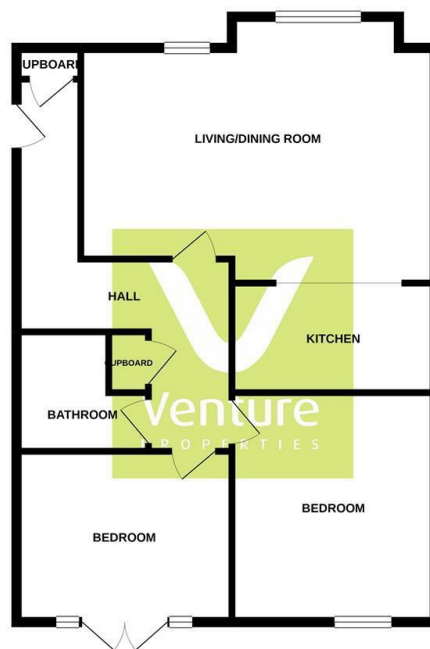
Refitted with a panelled bath with mains fed shower over, hand wash basin inset to a vanity unit and WC. Having a chrome heated towel rail, recessed spotlighting and extractor.

EXTERNAL

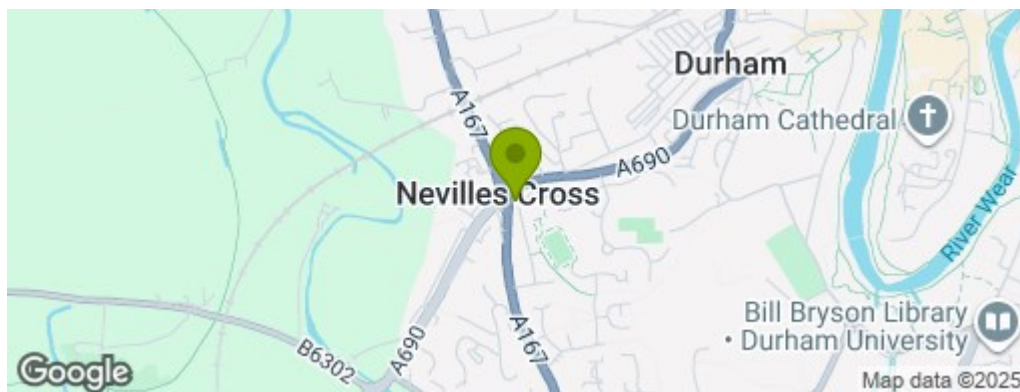
The apartment enjoys communal gardens and an allocated parking space. There are also ample visitor spaces available.

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/2021



Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: Likely with O2, EE, Vodafone and Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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