



Finney Court

Durham DH1 1RX

£230,000





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.



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.

Finney Court

Durham DH1 1RX



- Desirable city centre location
- EPC RATING - C
- Master bedroom with ensuite

- Spacious accommodation
- Easy access to all amenities
- Allocated parking space

- Two double bedrooms
- Kitchen with space to dine
- Terrace

PUBLIC NOTICE

12 Finney Court, Durham, DH1 1RX.

We are acting in the sale of the above property and have received an offer of £230,000 on the above property. Any interested parties must submit any higher offers in writing to the Venture Properties, 1 Whitfield House, Durham, DH7 8XL or via 0191 372 9797 / durham@venturepropertiesuk.com. before exchange of contracts takes place.

Fantastic opportunity to purchase with no onward chain this spacious, two bedroom apartment, located in the heart of the city.

The accommodation comprises of an entrance hallway, spacious living room, modern fitted kitchen with space to dine, large master bedroom with ensuite, further double bedroom with access to a private terrace and a bathroom/WC. The property comes with an allocated parking space.

Finney Court is located in the heart of Durham City centre, within walking distance to all amenities, as well as being within walking distance to the university and

major transport links.

Viewing is highly recommended and essential to appreciate the space on offer.

GROUND FLOOR

Communal Entrance

Secure communal entrance with intercom entry system.

Entrance Hallway

With intercom entry telephone, an electric heater and storage cupboard housing the hot water tank.

Living Room

13'1" x 13'1" (4.00 x 4.00)

Spacious living room with two double glazed windows and an electric heater.

Kitchen/Diner

12'1" x 8'10" (3.70 x 2.70)

Fitted with a range of wall and base units having contrasting worktops and splash backs incorporating a stainless steel sink and drainer unit, a built in stainless steel oven and hob with stainless steel extractor over, washing machine and integrated fridge. Further features include a double glazed window, wood effect vinyl flooring and an electric heater.

Bedroom One

12'9" x 17'8" (3.90 x 5.40)

Accessed via staircase. A large double bedroom with four floor to ceiling double glazed windows and an electric heater.

Ensuite

5'2" x 4'11" (1.60 x 1.50)

Comprising of a shower cubicle, WC, vanity wash basin and chrome heated towel rail, fully tiled walls and flooring.

Bedroom Two

14'9" x 12'9" (4.50 x 3.90)

Further large double bedroom with a door leading to the terrace and an electric heater.

Bathroom/WC

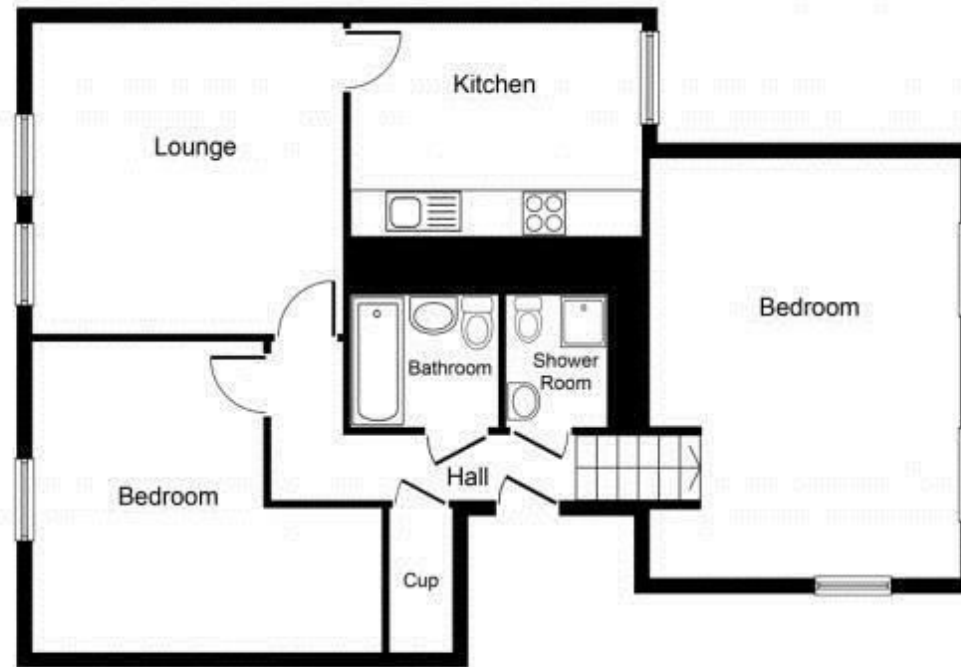
6'10" x 5'6" (2.10 x 1.70)

Fitted with a modern white suite comprising of a panelled bath with shower over, WC and wash basin. Having a chrome heated towel rail and tiled walls and flooring.

EXTERNAL

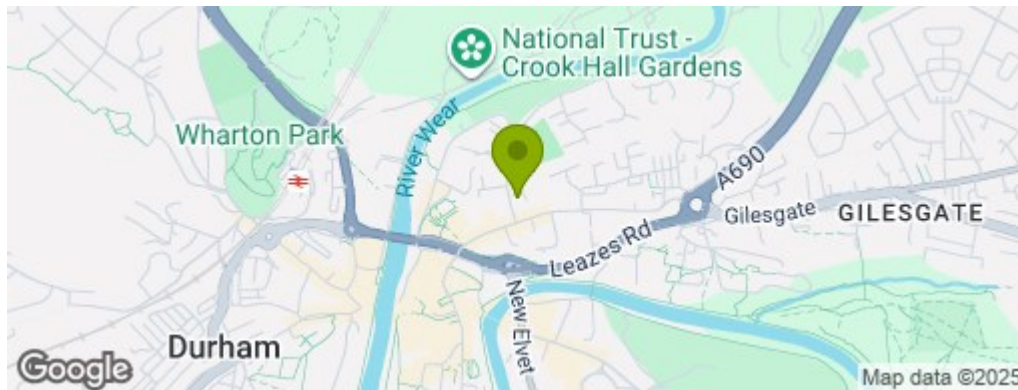
The property enjoys a private terrace which is accessed from bedroom two.

www.venturepropertiesuk.com



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2018 | www.houseviz.com



Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2551 (Maximum 2025)

Energy Performance Certificate Grade C

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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com