

**STUART
EDWARDS**



Claypath Court

Claypath, Durham City DH1 1QE

- 2 Bed Apartment
- Ground Floor Position
- Lounge/'juliet' Balcony
- Various Amenities
- Retirement Accommodation
- Over 55 Tenants Only
- Secure Parking
- City Centre Location
- Lift/stairs

£750 PCM

Council Tax Band: D
EPC Rating: C

FULL DESCRIPTION

A GOOD SIZED 2 BEDROOM GROUND FLOOR APARTMENT located on the east side of the building overlooking Providence Row. Claypath Court is a PRESTIGIOUS CITY CENTRE APARTMENT BLOCK, suitably designed for the over 55's looking for a secure city centre property with gated parking. This well run apartment development is within 5 minutes walk of the market place and a short travelling distance of the A1M.

Briefly Comprising. Spacious hall, lounge, 'Juliet' balcony, 2 bedrooms, main bedroom with fitted wardrobes, spacious bathroom with suite in white. There is electric heating and upvc double glazed windows. To the rear of the property are mature well stocked COMMUNAL GARDENS with seating.

HALL

Spacious hall with electric storage radiator, airing and storage cupboards.

LOUNGE

11'4"
Featuring a White 'Adam' style fireplace with marble hearth and back panel, inset coak effect electric fire, 'Juliet' balcony, 2 electric storage radiators

KITCHEN

8'0"
Range of fitted floor and wall units in wood grained effect laminate, laminate work tops, inset single drainer stainless steel sink unit, integrated electric oven and hob, feature tiling, concealed lighting.

BEDROOM 1

9'7"
Double fitted wardrobes, electric storage radiator

BEDROOM 2

7'10"
Electric storage radiator

BATHROOM

Spacious bathroom with suite in white comprising of panelled bath with bath tap shower fitting, pedestal wash basin, low flush w.c., feature tiling, heated towel rail.

HEATING/DG/EXTRAS

Security alarm. Electric storage radiators. There are upvc double glazed windows.

GARDENS

Mature well stocked communal gardens with seating areas.

PARKING

There are parking bays to the rear of the property with double gates for security.

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 in 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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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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.

