



## River Court, Durham City Centre, Durham

OIRO £285,000



2



1



1

EPC rating: C

- 2 bedroom luxury apartment
- Private underground parking bay
- Open plan living space

- City centre location
- Views of Durham City
- 2 balconies

## Description

Nicholas Humphreys are delighted to market this luxury two bed apartment located in Durham City centre on Green Lane. Enjoying a ground floor position, the property boasts sweeping views of the surroundings including The Racecourse, cricket ground and Durham Bandstand.

This sleek modern apartment offers generous living accommodation with a floorplan briefly comprising a bespoke open plan kitchen, dining and living area, 2 double bedrooms and a main bathroom comprising a three-piece suite. Immaculately presented and finished to a high specification with quality fixtures and fittings.

This apartment offers the perfect balance of tranquility and urban convenience. Set in a peaceful and picturesque location, it's just a short walk from the lively city centre, providing easy access to all the energy of city life while maintaining a quiet, relaxing atmosphere. The River Wear is just a stone's throw away, with the historic castle and cathedral also within walking distance. Durham City boasts a wide range of shops, restaurants, and bars, all within easy reach. The apartment is ideal for families, with reputable schools nearby and green spaces perfect for riverside walks, outdoor activities and relaxation.

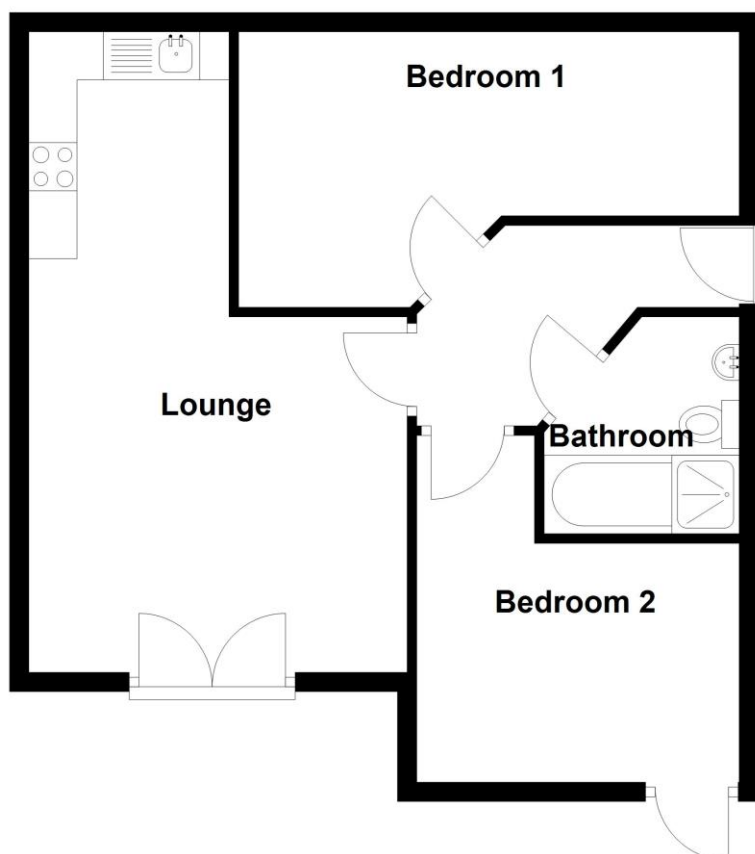
River Court is fantastically positioned with regards to transport links, being within 1 mile of Durham train station, which offers rail connections to cities including Newcastle, Edinburgh and London, perfect for commuters. The area also benefits from easy access to main road networks, including the A177, A690 and A1(M), providing convenient access to the wider region. The location of River Court, coupled with both the range of amenities and strong transport links, make the apartment an attractive choice for professionals, families or investors.

Externally the property enjoys an outlook via 2 balconies overlooking the communal front gardens, with an allocated underground parking space accessible via fob operated garage door. Within the underground garage there is an internal lift providing convenient access straight to the apartment floor. The building also boasts communal WIFI for all residents and the opportunity for residents to rent additional parking spaces or storage cages from the management company of the complex.

## Floorplan

### Ground Floor

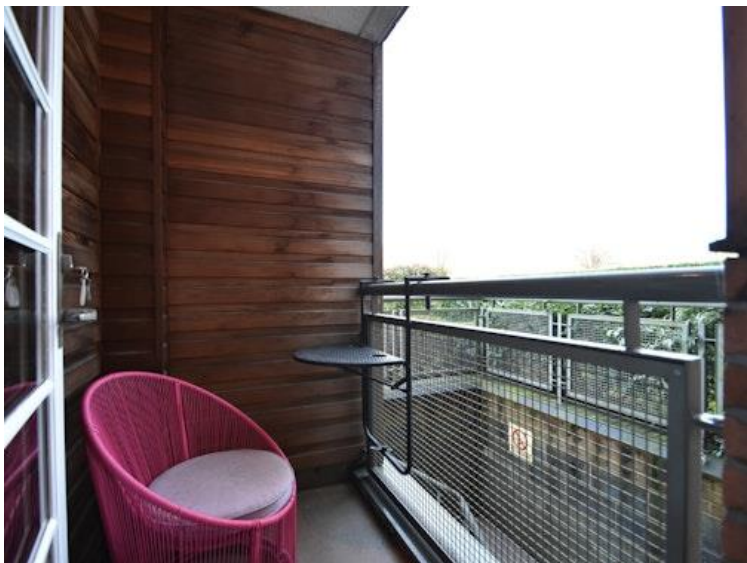
Approx. 53.4 sq. metres (574.3 sq. feet)



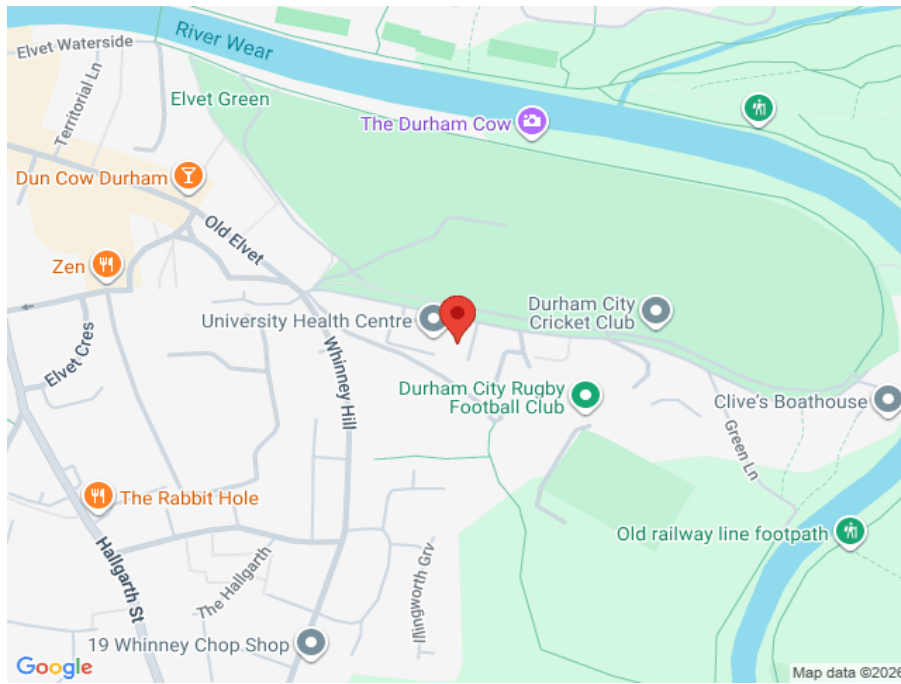
Total area: approx. 53.4 sq. metres (574.3 sq. feet)



## Photographs



## Map



## Notes