

# KAN MOVE

## Estate Agents

2 bed Upper Floor Flat Apartment / Studio for sale - £115,000

Dundas Street - Spennymoor



Council Tax Band: B

EPC Rating: E

THE OLD POLICE STATION, DUNDAS STREET, SPENNYMOOR CONVERTED INTO APARTMENTS within walking distance to the TOWN CENTRE. We are loving this spacious Two bedroom maisonette apartment situated on the top floor of this historic building, With accomodation over two floors offering your own entrance door into the hallway and stairs to the first floor landing into a very spacious light and airy lounge, double doors into a large Kitchen/Diner, stairs to the second landing is currently used as a study with Two double bedrooms and a bathroom. Secure double wrought iron gates open into a large car park with two allocated parking bays. The property is Leashold with approx 125 years left. Ground Rent Approx £50 per year. Annual Charges (Maintenance) per year approx £1000 The property benefits from gas fired central heating and Double glazing.

**1 Bathrooms**

**2 Beds**



- SPACIOUS TWO BEDROOM MAISONETTE APARTMENT
- OWN ENTRANCE WITH HALLWAY
- LARGE KITCHEN/BREAKFAST

- LIGHT AND AIRY LOUNGE
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE TO SPENNYMOOR TOWN CENTRE

SCAN FOR DETAILS

### **Entrance**

Composite entrance door, Understairs storage cupboard, stairs to first floor landing.

### **First Floor Landing**

UPVC Double glazed window, stairs to second floor landing.

### **Lounge 21' 0" x 16' 0" (6.40m x 4.87m)**

UPVC double glazed windows to the front and side with a light and airy feeling to the lounge, Fire surround with electric fire.

### **Kitchen/Breakfast 16' 0" x 14' 0" (4.87m x 4.26m)**

UPVC double glazed window, a range of matching wall and base units with drawers, stainless steel sink with mixer tap, gas hob and electric oven, integrated dishwasher, plumbing for washing machine.

### **Second Floor Landing**

UPVC Double glazed window

### **Bedroom One 17' 0" x 13' 0" (5.18m x 3.96m)**

UPVC double glazed window, built in wardrobes/storage space.

### **Bedroom Two 14' 0" x 12' 0" (4.26m x 3.65m)**

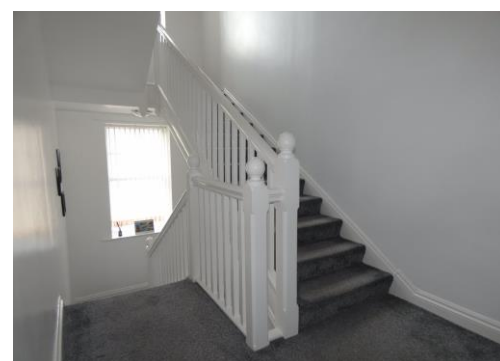
UPVC double glazed window

### **Bathroom**

Double glazed velux window, low level W/C, pedestal wash hand basin, bath with overhead electric shower, tiled walls and floor.

### **Externally**

The apartment has side access with own entrance door. Double wrought iron gates into a private car park with allocated two parking bays.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	