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Gregory Court  
Newton Aycliffe, DL5 5JB

**Offers in the region of £85,000**

Apartment  
2 Bedroom/s  
1 Bathroom/s

A fantastic opportunity to purchase this particularly spacious 2 BEDROOM GROUND FLOOR APARTMENT ideally located within a popular residential location close to local shops and bus routes. The property is beautifully presented and maintained throughout and features a large entrance hallway, spacious lounge, modern fitted kitchen/dining room and a lovely principal double bedroom enjoying a dual aspect with good natural light. In addition there is a further bedroom and a bathroom/WC with modern white suite. Externally there is a garden to the front of the property with allocated car parking space. The property is equipped with electric heating and uPVC double glazed windows. This is an ideal property for a first time buyer or anyone wishing to downsize in a convenient accessible location.





#### Agents Notes

Tenure:- Leasehold

999, years commencing 1, January 1995 / approximately 970, years remaining

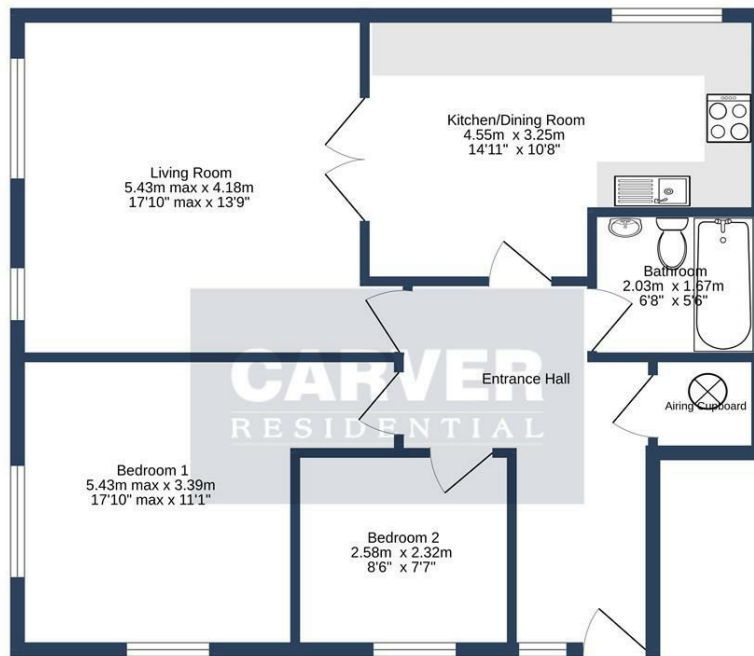
Ground Rent / Maintenance Charge  
£30, per annum

Mains electricity & drainage  
Electric heating

uPVC double glazing throughout

Council Tax:- Band A

Local Authority:- Durham County Council



FIRST FLOOR  
67.0 sq.m. (721 sq.ft.) approx.

GREGORY COURT, NEWTON AYCLIFFE, DL5 5JB.

TOTAL FLOOR AREA: 67.0 sq.m. (721 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 for 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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