

STUART EDWARDS



Monument Court

, Durham DH1 4PD

- MODERN GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE/DINING ROOM
 - JACK & JILL BATHROOM
 - COMMUNAL GARDENS
- WALKING DISTANCE OF DURHAM CITY CENTRE
- 2 BEDROOMS
- FITTED KITCHEN
- DESIGNATED PARKING & VISITORS COMMUNAL PARKING
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

Asking Price £195,000



FULL DESCRIPTION

Modern ground floor apartment situated in the highly regarded location of Nevilles Cross, which is within walking distance of Durham City centre and close to the A167 for commuting throughout the region.

Accessed via a secure entrance door to the communal hallway the apartment comprises, internal hallway with entry phone system, double doors lead to the spacious lounge/dining room with double patio doors leading to a small garden area, fitted kitchen, 2 bedrooms and Jack and Jill bathroom suite with shower.

Externally there's a designated parking space, additional visitors parking and communal gardens.

Having gas central heating and UPVC double glazing throughout. Sure to prove extremely popular due to its location, therefore early viewings are strongly recommended to avoid disappointment.

AREA INFORMATION

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral.

The property is situated within comfortable walking distance of historic Durham City and all its varied amenities. The area benefits from excellent transportation links and is conveniently located to take advantage of the Regional Rail and Bus networks.

Nevilles Cross benefits from inclusion within the catchment area of the Ofsted rated outstanding St Margaret's Primary School, The Johnstone and St Leonards Senior schools, as well as within two miles of Durham and Bow private schools and the Choristers.

Durham City is a regional centre situated approximately 18 miles to the south of Newcastle upon Tyne, with access provided via the A1M and A167. The city centre is delightful with its cobbled streets and a range of local and regional retailers and a number of well regarded restaurants and bars. The meandering River Wear which circles around the Castle and Cathedral offers an eye-catching back drop to the city, as well as providing superb city walks and local boating. Not only this, Durham City is also well known for its high achieving private and state schools as well as the world renowned Durham University.

COMMUNAL ENTRANCE

Accessed via a secure entrance door.



SPACIOUS INTERNAL HALLWAY

With entry phone, radiator and double doors leading to the lounge/dining room.

LOUNGE/DINING ROOM

24'03 x 13'4

Double and single radiators, spot lighting and double glazed patio doors leading to a small garden area.

KITCHEN

9'3 x 6'4

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, ceramic hob and extractor canopy. Feature tiling and spot lighting.

BEDROOM 1

16'4 x 13'4

Radiator and door leading to Jack and Jill bathroom.

BATHROOM

White suite comprising: low level wc, vanity unit with inset wash hand basin, panel bath with mains fed shower over and glass screen, tiled walls, laminate flooring, double radiator, extractor and spot lighting.

BEDROOM 2

14'3 x 10'10

Radiator.

DESIGNATED PARKING SPACE

With additional visitors communal parking.

COMMUNAL GARDENS

EPC

EPC Rating -

EPC Link -

Important Info

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

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

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Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

Financial Assistance

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: D
EPC Rating:

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