

STUART EDWARDS



Edencroft

, West Pelton DH9 6SF

- WELL APPOINTED GROUND FLOOR APARTMENT
- RURAL LOCATION
- SECURE ENTRY PHONE SYSTEM
- REAR GARDEN
- MODERN KITCHEN WITH APPLIANCES
- SPACIOUS ACCOMMODATION
- 2 DOUBLE BEDROOMS
- AMPLE COMMUNAL PARKING SPACES
- LOUNGE WITH LUXURY KARNDEN FLOORING
- BATHROOM WITH ELECTRIC SHOWER

Offers In The Region Of £110,000



FULL DESCRIPTION

Well appointed ground floor apartment, situated in a rural location.

Beautifully presented with quality fixtures and fittings throughout, this property is in ready to move into condition. Available with early vacant possession with no onward chain.

Accessed via a secure entry phone system from the communal entrance, the apartment internally comprises: hallway, lounge with modern feature fire surround, luxury Herringbone style Karndean flooring and French doors to the rear garden. Modern fitted kitchen with some appliances, 2 double bedrooms and four piece bathroom suite with an electric shower.

Externally there is a communal carpark with ample off road parking and an enclosed garden to the rear.

Having UPVC double glazing and electric central heating.

This is a leasehold property with 161 years remaining, with a ground rent of £30 PA.

Council tax band B.

Viewings are recommended.

COMMUNAL ENTRANCE

With entry phone system.

ENTRANCE HALLWAY

Storage radiator and cupboard housing the hot water tank.

LOUNGE

17'7 x 12'4

Accessed via double doors from the hallway and having two storage radiators, Herringbone style Karndean flooring, modern feature fire surround with inset electric fire and French doors to the rear garden.

KITCHEN

9'4 x 7'0

Range of wall and floor units with laminate worktops and inset circular sink. Integrated fridge/freezer and oven with ceramic hob and recirculating hood. Plumbed for automatic washing machine, tiled walls and flooring.



BEDROOM 1

13'3" x 9'6"

Range of quality double fitted wardrobes.

BEDROOM 2

13'5 x 9'9

BATHROOM

White suite comprising, close coupled wc, bidet, pedestal wash hand basin, panel bath with electric shower over, ceramic tiled flooring, tiled walls and extractor fan.

REAR GARDEN

With laid lawn, paved patio area, storage shed and fenced boundaries.

COMMUNAL CAR PARK

With an ample amount of off road parking spaces.

Leasehold

We have been informed that the property is Leasehold with 161 years remaining and a ground rent of £30 per annum. Interested purchasers should seek clarification of this from their Solicitors.

EPC

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2293-3039-5206-0874-2204>

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 vendors or lessors of this property whose agents they are, give

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Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

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

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.

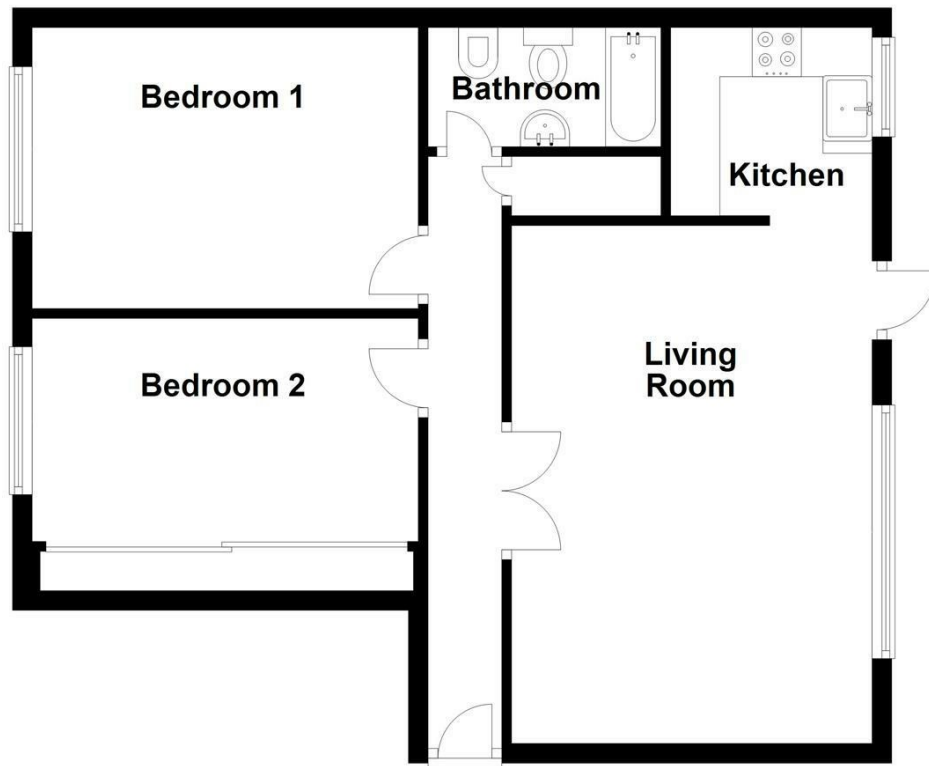
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: B
EPC Rating: C

Ground Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



Total area: approx. 56.0 sq. metres (603.0 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.