



Cunningham Court, Sedgefield, TS21 3BP
2 Bed - Apartment
£74,950

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It is with pleasure that we offer to the market with no onward chain; this deceptively spacious ground floor apartment with two bedrooms within the popular development of Cunningham Court, Sedgefield. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from electric central heating & double glazing throughout. A perfect opportunity for buy-to-let investors or first time buyers; this impressive apartment briefly comprises: Welcoming entrance hallway with storage, a lovely lounge measuring 13ft x 13ft (approximately), kitchen with a range of fitted wall & base units, two bedrooms & an impressive family bathroom with modern three piece suite. Externally, there is an allocated parking bay to the front elevation. We recommend thorough internal viewing in order to fully appreciate the style, space & layout of this well proportioned property for sale.

Leasehold: 982 years remaining
Ground Rent: £200 per year
EPC Rating: D
Council Tax Band: B

ENTRANCE HALLWAY**LOUNGE**

13'6 x 13'1 (4.11m x 3.99m)

KITCHEN

8'1 x 8'0 (2.46m x 2.44m)

MASTER BEDROOM

10'2 x 10'2 (3.10m x 3.10m)

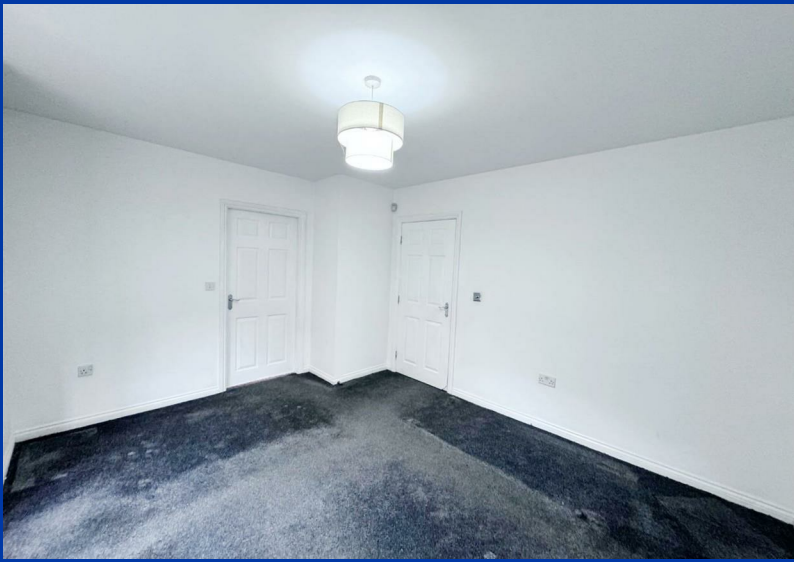
BEDROOM TWO

10'9 x 7'5 (3.28m x 2.26m)

BATHROOM

6'6 x 6'0 (1.98m x 1.83m)

EXTERNALLY



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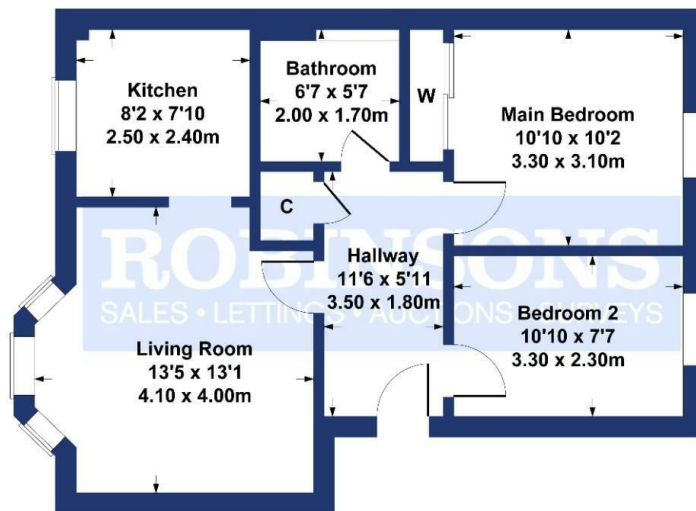
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cunningham Court, Sedgefield, TS21 3BP

Approximate Gross Internal Area
570 sq ft - 53 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		66	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk

www.robinsonsestateagents.co.uk