



**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**

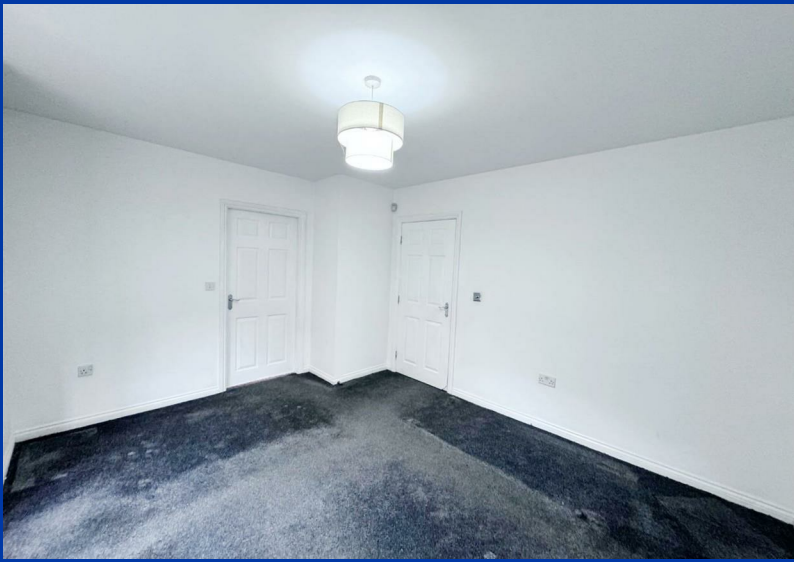
10'9 x 7'5 (3.28m x 2.26m)

**BATHROOM**

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

**EXTERNALLY**





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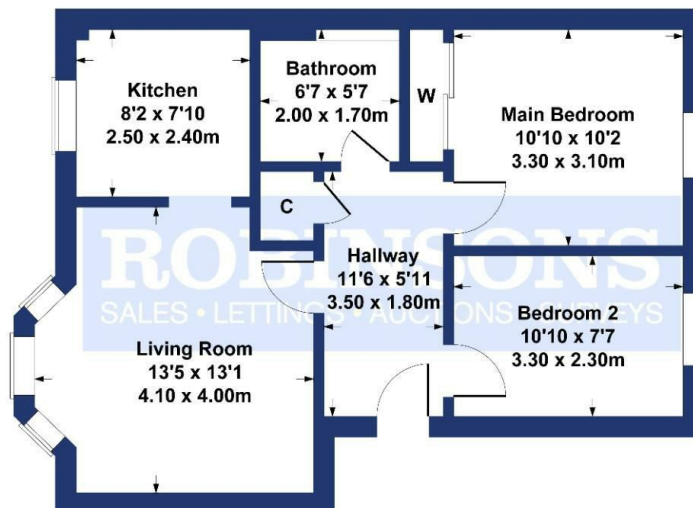
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Cunningham Court, Sedgefield, TS21 3BP

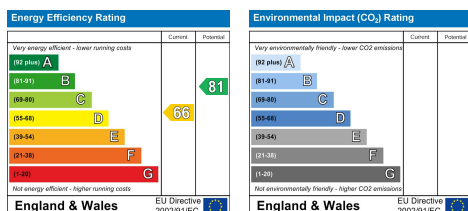
Approximate Gross Internal Area  
570 sq ft - 53 sq m



### 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



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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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