



St Helens House, Durham City, DH1 4DB
3 Bed - Apartment
O.I.R.O £320,000

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****CURRENTLY LET UNTIL JUNE 2024 AT £20,280 PA TO INCLUDE BILLS**CITY CENTRE LOCATION**CLOSE TO RIVER FRONT**SPACIOUS THREE BEDROOMED MAISONETTE**TWO BATHROOMS**CLOSE TO ALL AMENITIES AND COLLEGES****

Available to buy, is this rarely available THREE BEDROOMED MAISONETTE FLAT located in the heart of the City centre. This apartment is located along the River front and offers views of the Cathedral. The floor plan briefly comprises: entrance hall, cloakroom/wc, lounge/dining room with open plan kitchen, master bedroom with en suite, to the lower floor there are two further bedrooms, utility space and bathroom. There is secure underground parking for sale via separate negotiation. Internally the property has been extensively refurbished by the current owners. The property is in excellent walking distance of schools, amenities, recreational facilities, bars, restaurants, colleges and river walks. An internal inspection is strongly recommended.

ENTRANCE HALL

CLOAKROOM/WC

LIVING ROOM/DINING ROOM

19'0" x 17'2" x 16'11" (5.79 x 5.23 x 5.16)

OPEN PLAN KITCHEN

MASTER BEDROOM

13'2" x 11'9" (4.01 x 3.58)

EN SUITE

LOWER GROUND FLOOR:

UTILITY SPACE

BEDROOM 2

17'9" x 9'9" (5.41 x 2.97)

BEDROOM 3

20'2" x 7'1" (6.15 x 2.16)

BATHROOM

EXTERNALLY

Secure underground parking for sale via separate negotiation.

Energy rating C

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16Mbps, Superfast 80Mbps, Ultrafast 9000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Leasehold - Lease term was 150 years from 2006 and so approx. 132 years remaining. Service Charge Approx. £343.46 per quarter. No Ground Rent per the vendor.

Council Tax: Durham County Council, Band C - Approx. £2831 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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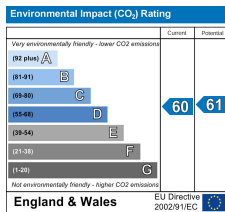
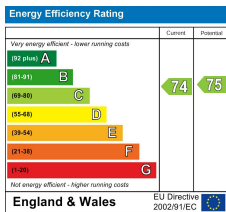
Strategic Marketing Plan

Dedicated Property Manager

St Helens House



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY.
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



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