



Gilesgate, DH1 1HY  
2 Bed - Apartment  
O.I.R.O £189,950

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Second Floor Apartment \*\* Parking Space \*\* Well Presented Throughout \*\* Superb Rental Growth Potential (Currently Let to Two Post Graduates £900pcm \*\* Ideal For Professionals \*\* Spacious Floor Plan \*\* Walking Distance to Durham City \*\* Good Local Amenities \*\* Owners Own Part of Freehold \*\* Must Be viewed \*\*

Tenure: Leasehold. With a share of the Freehold with 2 other owners. 999 Year lease from January 2000. Service Charge Approx. £1100 PA.  
Council Tax: Durham County Council, Band C - Approx. £2161pa  
Energy Rating: C

The floor plan briefly comprises: communal entrance, private hallway with storage cupboard, comfortable lounge and dining area, fitted kitchen, utility area, two double bedrooms and spacious bathroom/wc. Outside the property occupies a pleasant and convenient location with a shared rear garden area, parking spaces. The property benefits from gas central heating, along with double glazing.

Durham is a highly regarded city of culture and historical importance, its skyline dominated by the Norman Castle and Cathedral. 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 well know for is high achieving private and state schools as well as the world renowned Durham University

#### **Communal Entrance**

#### **Private Hallway**

#### **Lounge Dining Room**

15'9" x 11'10" (4.80m x 3.61m)

#### **Kitchen**

9'1" x 6'0" (2.77m x 1.83m)

#### **Bedroom**

13'1" x 12'6" (3.99m x 3.81m)

#### **Bedroom**

14'5" x 11'10" (4.39m x 3.61m)

#### **Bathroom/WC**

9'6" x 7'10" (2.90m x 2.39m)

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

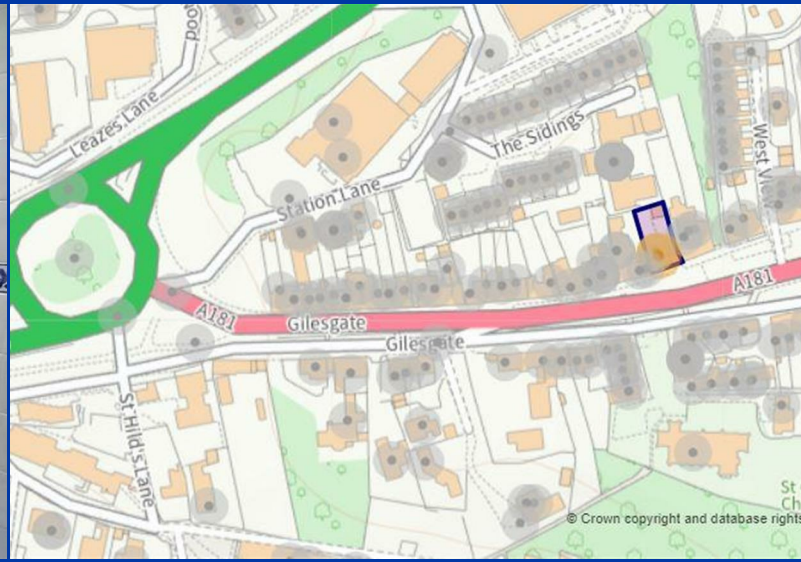
Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Major suppliers Average/Good







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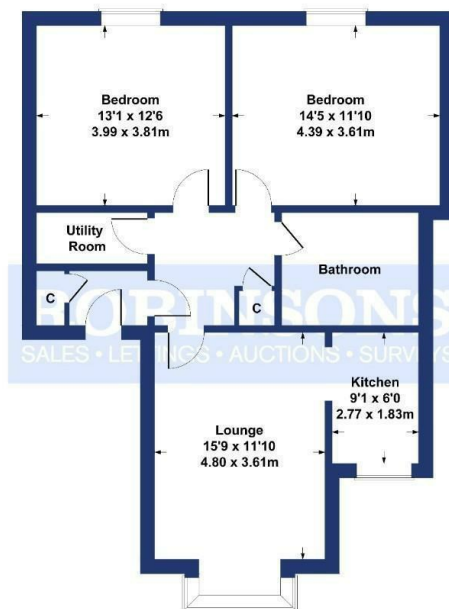
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Gilesgate

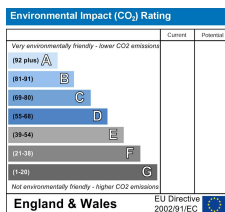
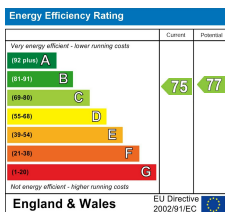
Approximate Gross Internal Area  
840 sq ft - 78 sq m



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. 2021



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