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Minster Court, Belmont, DH1 2DP
2 Bed - Apartment
O.I.R.O £95,000

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Minster Court

Belmont, DH1 2DP

No Upper Chain ** Popular & Convenient Location ** Spacious Floor Plan ** First Floor Apartment ** Private Entrance ** Upvc Double Glazing & GCH Via Combination Boiler ** Communal Gardens & Parking ** Ideal First Buy or Professionals ** Good Buy-to-Let Potential ** Must Be Viewed **

*** PART OF THE PROPERTY HAS A FLYING FREEHOLD OVER THE COMMON ALLEYWAY WHICH DOES NOT SHOW ON THE DEEDS AND THE MANAGEMENT COMPANY WON'T ALTER THE DEEDS OR SUPPLY A DEED OF VARIATION. INDEMNITY INSURANCE COULD BE OFFERED BUT THIS WOULD NEED TO BE CHECKED WITH A MORTGAGE LENDER AND SOLICITOR PRIOR TO ANY SALE ***

The deceptively spacious floor plan comprises: Ground floor entrance hall with stairs to the generous landing. This leads to all rooms within the apartment consisting of, comfortable lounge, two bedrooms, modern fitted kitchen with a selection of integral appliances and a white bathroom suite which includes over bath shower. Outside there are well maintained communal gardens and parking areas.

Conveniently situated, the property offers access to everyday shops, a post office, library, and doctors' surgery within the development itself. For more extensive shopping and recreational options, Durham City Centre, about 3 miles away, provides comprehensive amenities. Belmont offers easy commuting access, positioned off the A(690) Durham to Sunderland Highway and the A1(M) Motorway, facilitating travel to both the North and South.









GROUND FLOOR

Entrance Hallway

FIRST FLOOR

Landing

Lounge

15'11 x 10'5 (4.85m x 3.18m)

Kitchen

9'5 x 9'2 (2.87m x 2.79m)

Bedroom

13'11 x 10'5 (4.24m x 3.18m)

Bedroom

9'7 x 7'7 (2.92m x 2.31m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 79 Mbps, Ultrafast 9000 Mbps

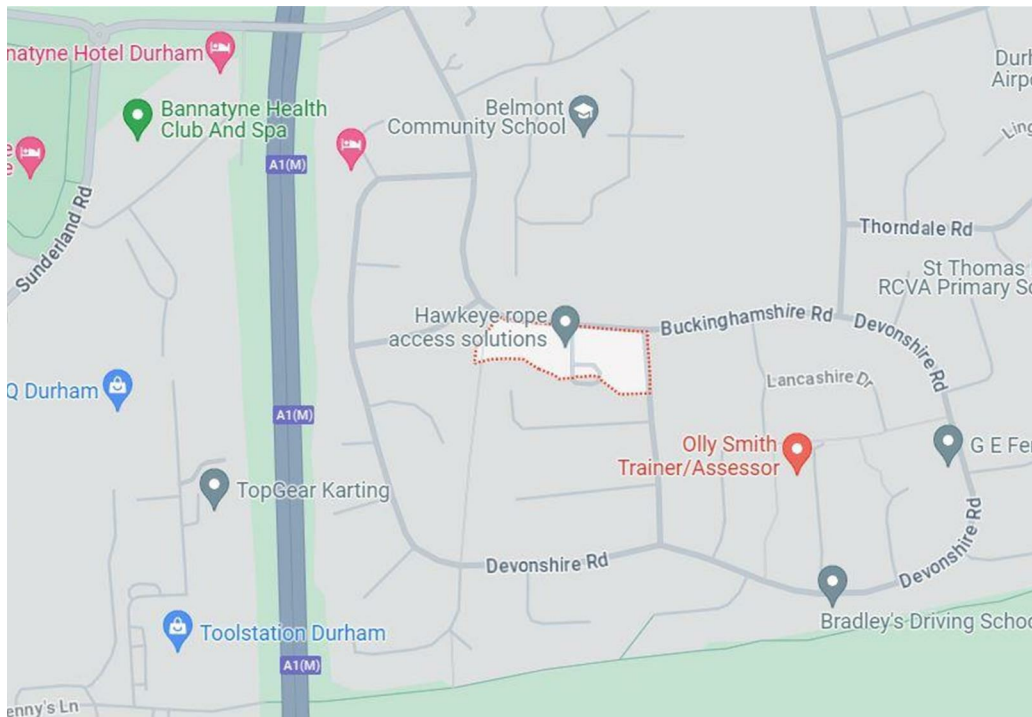
Mobile Signal/Coverage: Good/average

Tenure: Leasehold 999 years from 01/01/1991 - 966 remaining. No ground rent. Service Charge £89 per month. PART OF THE PROPERTY HAS A FLYING FREEHOLD OVER THE COMMON ALLEYWAY WHICH DOES NOT SHOW ON THE DEEDS AND THE MANAGEMENT COMPANY WON'T ALTER THE DEEDS OR SUPPLY A DEED OF VARIATION. INDEMNITY INSURANCE COULD BE OFFERED BUT THIS WOULD NEED TO BE CHECKED WITH AN MORTGAGE LENDER AND SOLICITOR PRIOR TO ANY SALE.

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

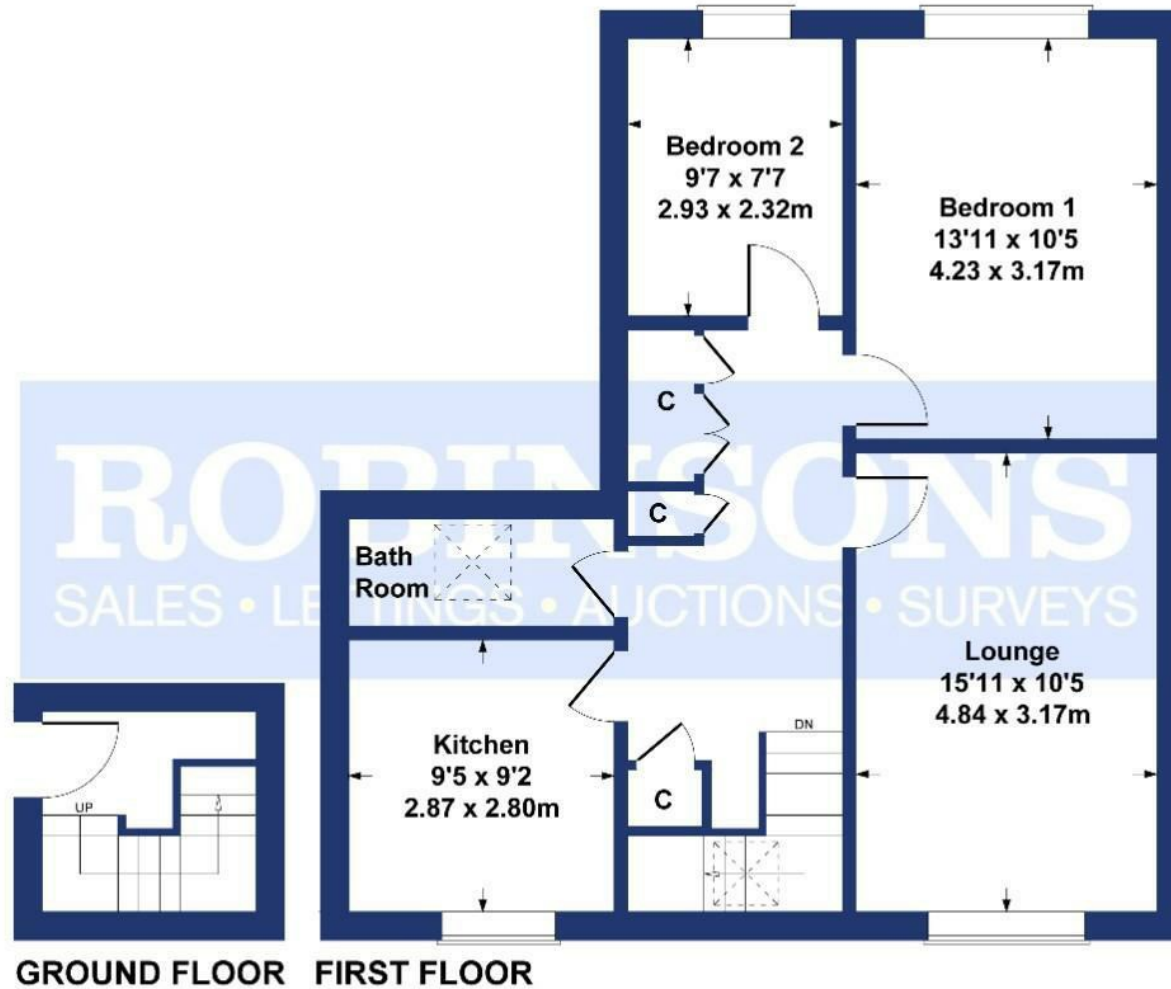
Energy Rating: D

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.



Minster Court

Approximate Gross Internal Area
689 sq ft - 64 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. 2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (61-81) | B | | |
| (49-60) | C | | |
| (35-48) | D | | |
| (29-34) | E | | |
| (21-28) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 65 | 70 |
| EU Directive 2002/91/EC | | | |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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