

Churchill Square, Gilesgate, DH1 1EU
2 Bed - Apartment
£99,950

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* NO CHAIN * TOP FLOOR APARTMENT * LEASE
EXTENDED IN 2018 *

This top floor apartment in Gilesgate offers a nicely presented, spacious home with two double bedrooms and ample natural lighting, ideal for a variety of buyers including for first-time buyers, couples, small families, or rental investors. It boasts good-sized accommodation and a location with easy access to Durham City centre and local amenities.

The property comprises a communal entrance with secure intercom system, two large storage cupboards, and leads to a reception hallway granting access to the bedrooms, kitchen, bathroom, and lounge/dining room. The lounge/dining room features ample space, a UPVC double glazed window offering pleasant views, and a feature fireplace with gas fire.

The kitchen, situated to the rear, includes base and wall units, tiled splashbacks, plumbing for a washing machine, space for a freestanding gas cooker and fridge/freezer, and a wall-mounted gas boiler. Both double bedrooms offer UPVC double glazed windows, and central heating radiators.

The bathroom consists of a low-level WC, pedestal washbasin, and a panelled bath with a shower connection, complemented by tiled splashbacks and vinyl flooring.

Overall, this apartment presents a fantastic opportunity for comfortable living in a sought-after location with excellent transport links.

Hallway

Lounge / Dining Room

16'4" x 13'1" max (5 x 4 max)

Kitchen

9'10" x 8'2" (3 x 2.5)

Bathroom

9'10" x 4'11" (3 x 1.5)

Bedroom

14'1" x 8'10" (4.3 x 2.7)

Bedroom

10'9" x 10'5" (3.3 x 3.2)

Location

Gilesgate is an immensely popular village, boasting a prime location for those who enjoy leisurely walks to Durham City and along the riverside. Furthermore, its close proximity to the train station and the A690, offering access to the A1(M), makes it an excellent choice for commuters.

Within this charming village, you'll find a variety of local amenities such as shops, a convenience store, a welcoming public house, and a selection of take-away restaurants. For a broader shopping experience, the Dragonville retail park is just a short distance away, featuring numerous shops, a supermarket, and a petrol station. Additionally, Durham City centre offers a wealth of extra amenities and facilities.

Families in Gilesgate are also well-served by nearby schools, including Durham Free School, Durham Gilesgate Primary School, and St Hild's C of E Primary School. Moreover, residents have the advantage of access to Durham Johnston and St Leonard's Catholic School.

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 10 Mbps, Superfast 80 Mbps, Ultrafast 9,000 Mbps

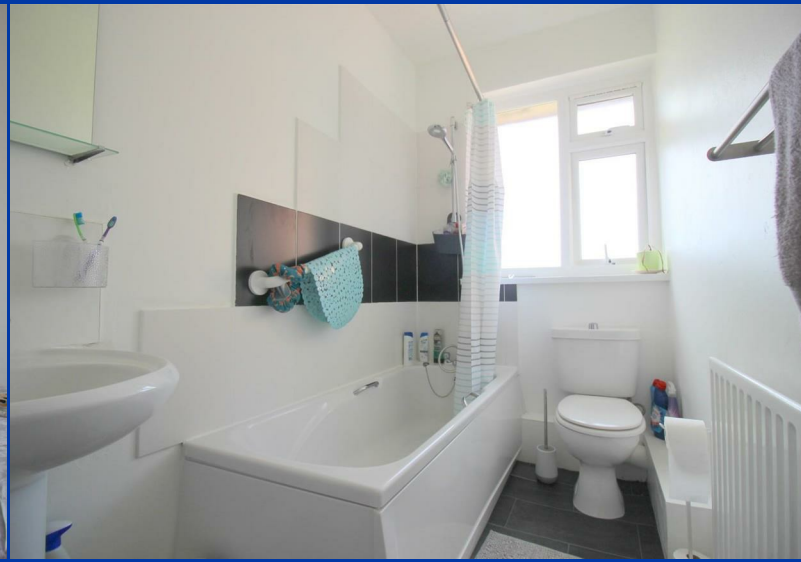
Mobile Signal/Coverage: Good/Average

Tenure: Leasehold – 118 years remaining - charge combined for ground rent and service charge in 2024 (which has been paid) was £101pa

Council Tax: Durham County Council, Band A - Approx. £1,621 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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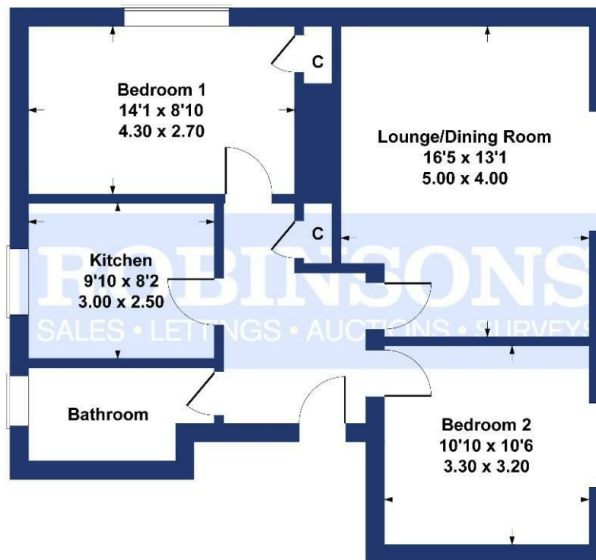
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Churchill Square

Approximate Gross Internal Area
707 sq ft - 65 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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		78	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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