



Sylvan House, St. Helens Well, DH1 4DB
2 Bed - Apartment
£260,000

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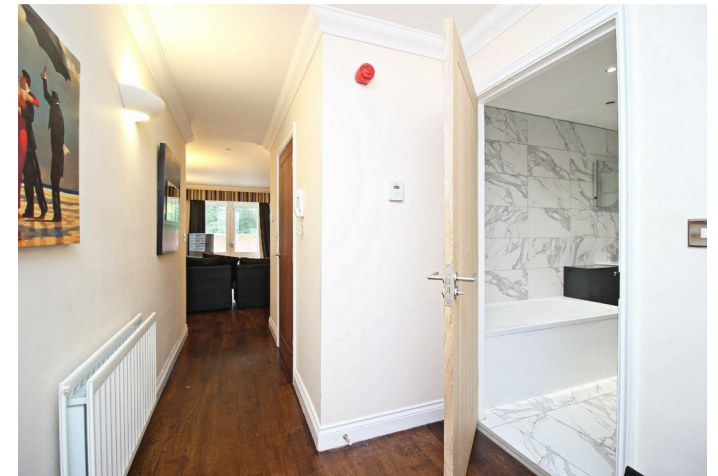
Sylvan House

St. Helens Well, DH1 4DB

**** Stunning Lower Floor Apartment & Riverside Setting ** Castle and Cathedral Views ** Doorstep of the City Centre & Riverside Walks ** Well Presented Throughout ** Spacious Floor Plan ** Lovely Communal Garden Areas ** No Upper Chain ** Fabulous Bathroom ** Integrated Kitchen ** Parking Space ** Must Be Viewed ****

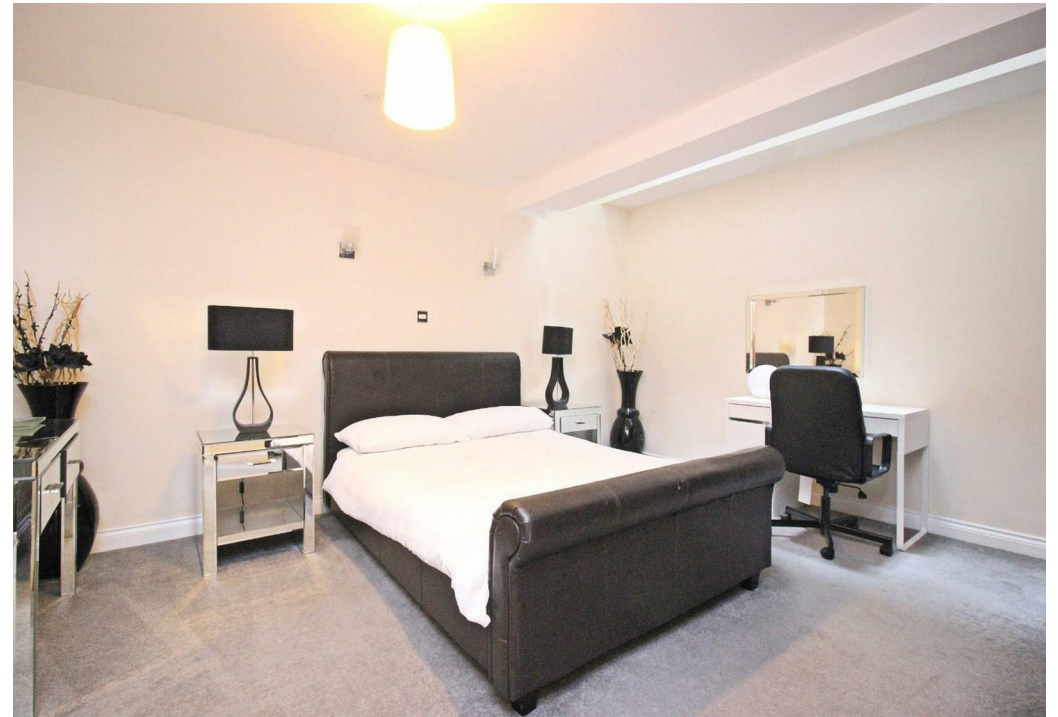
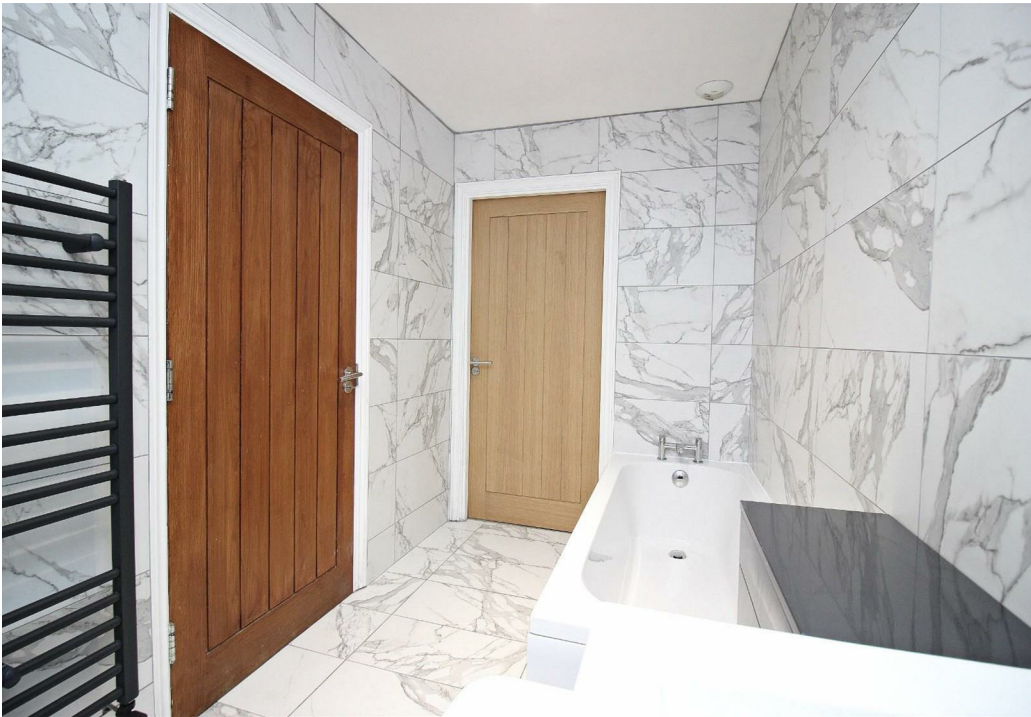
The floor plan comprises: communal entrance via intercom and stairs down to:- entrance hallway, bedroom with door to the main bathroom/wc, comfortable open plan living and dining area. The kitchen is integrated and there is a further double bedroom which looks out to the River.

Sylvan House occupies a commanding position high up on the banks of the River Wear opposite the Castle and the Cathedral, a World Heritage site. Within walking distance of the immediate City Centre and its many shopping, recreational facilities, bars and restaurants to hand and is one of the most popular and sought after streets within the immediate City Centre.













Entrance Hallway

Dining / Living Room

16'4" x 14'1" max (5 x 4.3 max)

Kitchen

11'1" x 5'10" (3.4 x 1.8)

Bathroom

Bedroom

16'4" x 9'2" (5 x 2.8)

Bedroom

14'5" x 13'9" max (4.4 x 4.2 max)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold - 150 year lease from 01/01/2005 with approx. 131 years remaining.

No ground rent. The annual service charge is £1931.75 which is £482.94 per quarter. The annual service charge for the garage space is £1978.53 which is £494.63 per quarter.

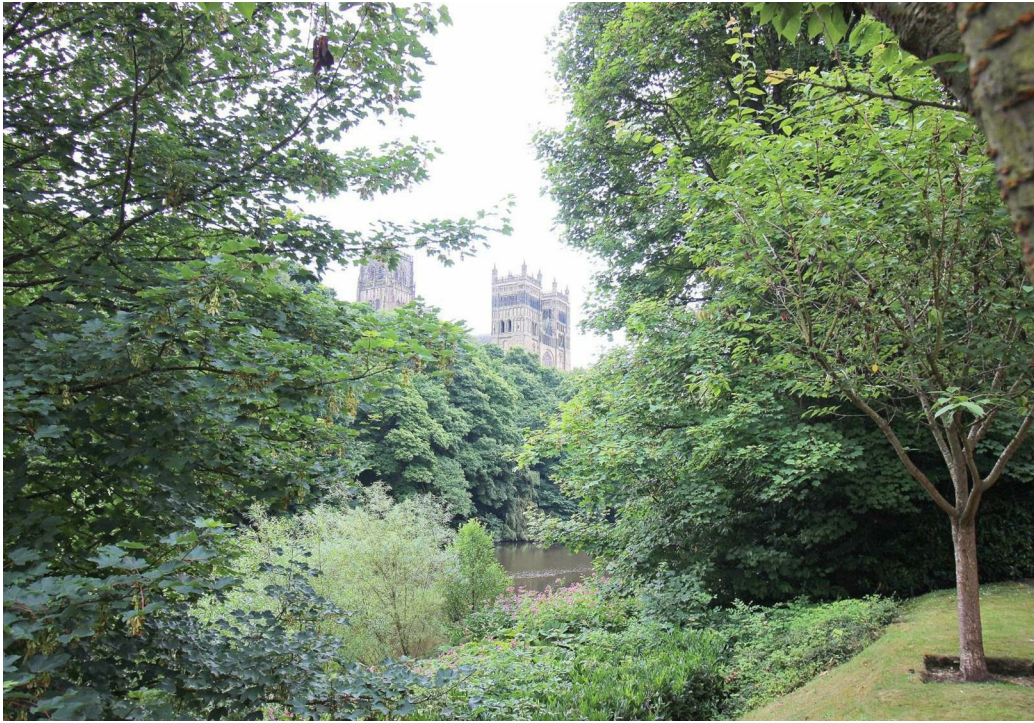
Managing agents are Bradley Hall.

Council Tax: Durham County Council, Band E - Approx. £2,971 p.a

Energy Rating: C

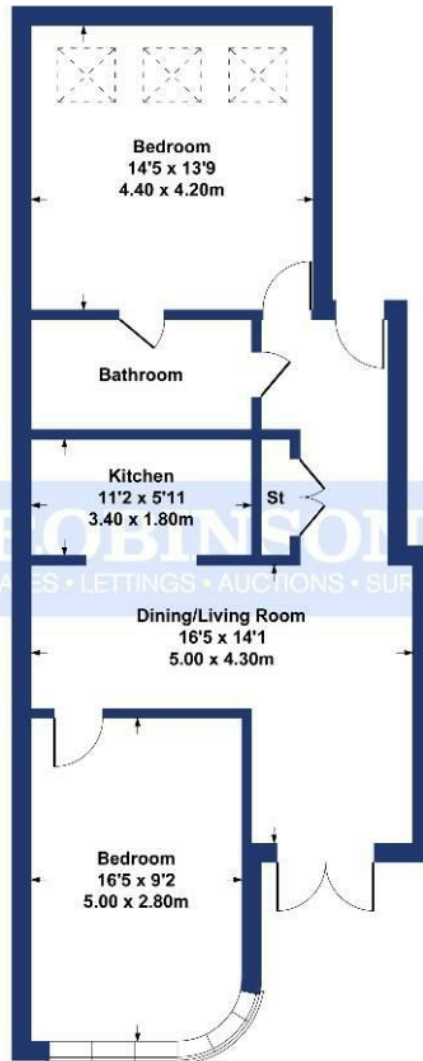
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





Sylvan House

Approximate Gross Internal Area
818 sq ft - 76 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
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

