



Farrier Close, Pity Me, DH1 5XY
2 Bed - Apartment
Offers Over £92,000

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Ideal Investment - Currently Tenanted £550pcm ** Popular & Convenient Location ** Ground Floor Apartment ** Parking Space & Visitor Bays ** Communal Gardens ** Intercom Entry System ** Electric Heating & Double Glazing **

The floor plan comprises: communal entrance, private hallway, comfortable lounge, fitted kitchen with a selection of integral appliances, two good size bedrooms, bathroom/WC.

Pity Me is a pleasant village located just a few miles north of Durham city centre. The area is known for its suburban feel, offering a peaceful environment while still being conveniently close to the vibrant city life of Durham.

Residents of Pity Me enjoy access to excellent local amenities, including schools, shops, and healthcare facilities. The Arnison Centre, a large retail park, is nearby, offering a wide range of shopping options, from supermarkets to high-street stores and dining establishments. The village is also well-connected, with easy access to the A167 and public transport links, making it an ideal location for commuters.

For those who appreciate outdoor activities, Pity Me is close to several parks and green spaces, such as the scenic Riverside Park along the River Wear. Additionally, the proximity to Durham's historical sites, like the Durham Cathedral and Castle, adds cultural richness to the area.

Communal Entrance

Private Hallway

Lounge

14'8 x 10'10 (4.47m x 3.30m)

Kitchen

10'4 x 8'2 (3.15m x 2.49m)

Bedroom

14'8 x 9'3 (4.47m x 2.82m)

Bedroom

11'9 x 9'6 (3.58m x 2.90m)

Bathroom/WC

6'6 x 6'3 (1.98m x 1.91m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric Heating

Broadband: Basic 4 Mbps, Superfast 78 Mbps

Mobile Signal/Coverage: Good

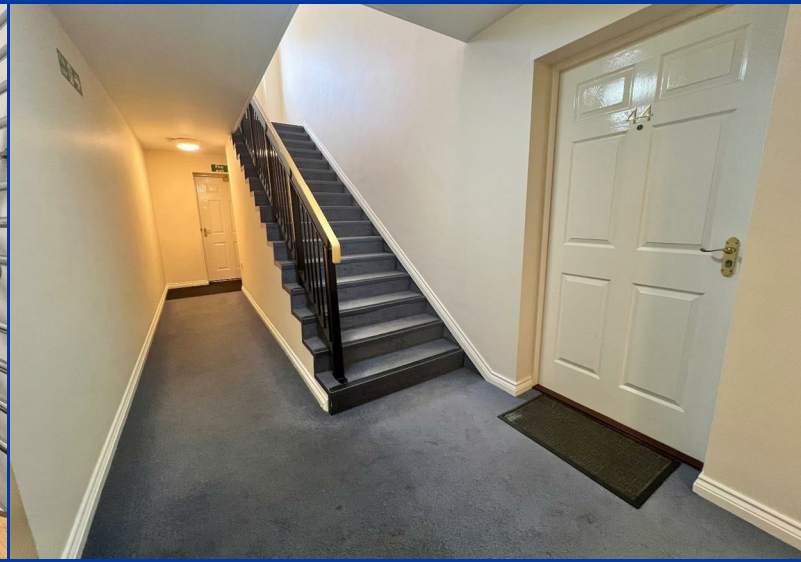
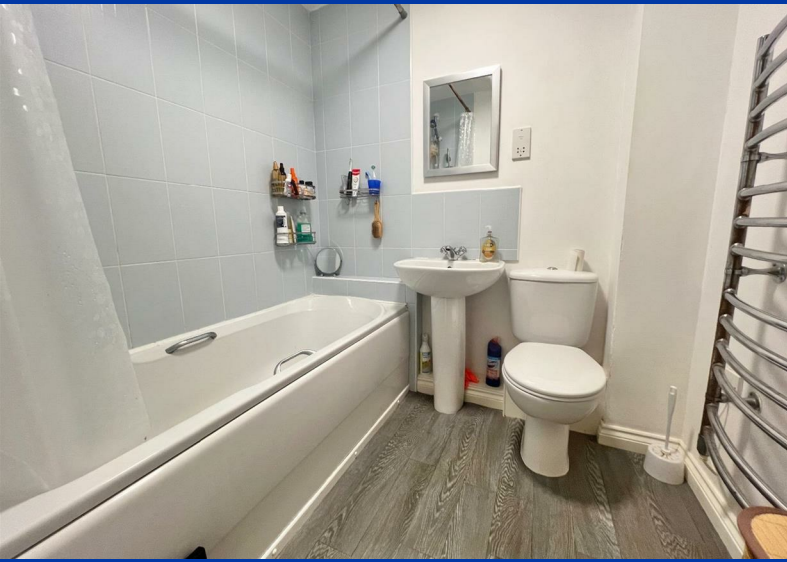
Tenure: Leasehold. 125 year lease from 01/08/2003 approx. 103

years remaining. Combined service charge and ground rent of approx. £122 per month.

Council Tax: Durham County Council, Band B - Approx. £1891 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.



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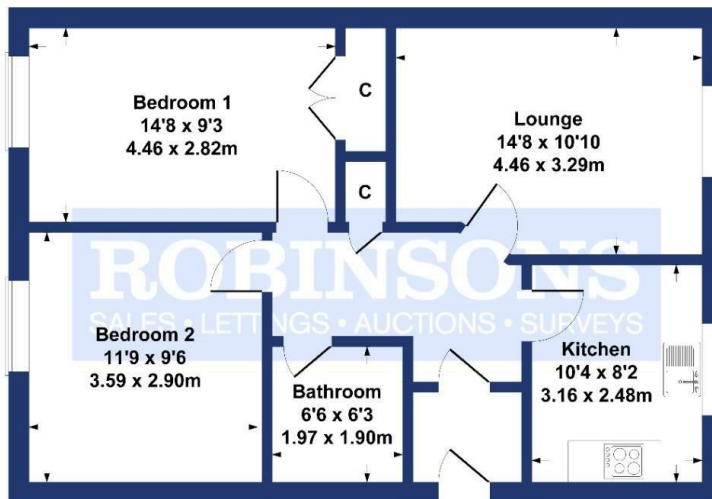
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Farrier Close

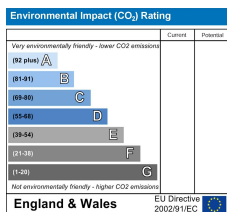
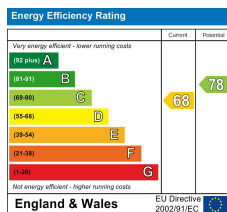
Approximate Gross Internal Area
700 sq ft - 65 sq m



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



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