



Church Street, Durham City, DH1 3DG
1 Bed - Apartment
£140,000

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Fantastic Investment Property ** Rented £758pcm ** City Centre Location ** Well Presented & Upgraded Studio Style Apartment ** Electric Heating ** Grade II Listed ** Must Be Viewed **

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.

The living space has been ideally planned to make this studio apartment as comfortable as possible. The apartment is furnished and benefits from electric heating.

Durham City is a vibrant and historic destination in North East England, known for its iconic cathedral, medieval architecture, and picturesque River Wear setting. The city offers a blend of heritage charm and modern amenities, with excellent schools, shopping, dining, and cultural attractions. It boasts convenient transport links, including direct trains to London and major road networks, making it an ideal location for families, professionals, and retirees. Property options range from charming period homes to contemporary developments, appealing to buyers looking for both investment potential and quality living in a scenic, well-connected area.

Ground rent and service charges

The initial yearly ground rent is £100 payable on 1 January each year, which will increase by a further £100 every 25 years, the first increase to take place in 2040.

Under the lease Flat 1 is liable for a fifth of the service charge expenditure, including the cost of insuring the building and lighting the common parts and the electricity for the washing machine/tumble dryer within the cupboard in the ground floor entrance hall, which is shared between the tenants of Flats 1 and 3.

An interim service charge, calculated on the above basis, is likewise payable on 1 January each year and has been approximately £340.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold - 999 year lease from 28/08/2015 - 990 years remaining

Council Tax: Durham County Council, Band A - Approx. £1589 p.a

Energy Rating: Pending

The property is Grade II listed

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-65kWh G			
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
100-90kWh B			
95-85kWh C			
90-80kWh D			
85-75kWh E			
80-65kWh F			
75-65kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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