



**Grange Court, High Street, DH1 1BL**  
**2 Bed - Apartment**  
**O.I.R.O £89,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

No Chain \*\* Ideal First Buy, Investment or Professional Dwelling  
\*\* First Floor Apartment \*\* Popular & Convenient Location \*\*  
Good Local Amenities & Transport Links \*\* Possible Rental  
Income £625/£695pcm \*\* Parking Space \*\* GCH & Upvc  
Double Glazing \*\* Must Be Viewed \*\*

The floor plan comprises: communal entrance with intercom system, private hallway, comfortable open plan living kitchen diner with french doors to the Juliet balcony, two bedrooms and bathroom/wc.

Grange Court has for many years proved to be an extremely popular location as it is conveniently situated close to a good range of everyday shops etc, which are available within Carrville itself, as well as nearby Belmont. It is conveniently situated for access to Durham City Centre which is approximately 3 miles distant and is within a few minutes drive of the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

#### Communal Entrance

#### Hallway

#### Living Kitchen Diner

27'4 x 10'3 (8.33m x 3.12m)

#### Bedroom

11'7 x 9'3 (3.53m x 2.82m)

#### Bedroom

11'3 x 7'9 (3.43m x 2.36m)

#### Bathroom/WC

11'3 x 5'4 (3.43m x 1.63m)

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold From May 2008 to Dec 2130 - Approx. 105 years remaining. Annual Service Charge approx. £1,176 pa. No Ground Rent.

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

Energy Rating: B

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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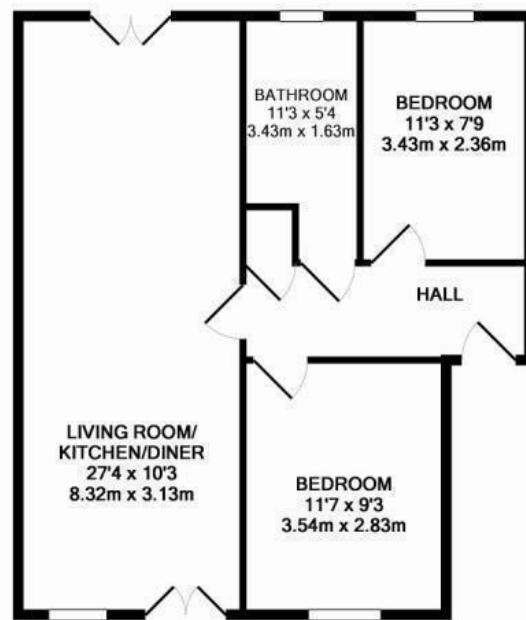
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current                  | Potential | Current                                        | Potential |
|                          |           |                                                |           |
| England & Wales          |           | England & Wales                                |           |

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## WYNYARD

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