



St Andrews Square, Brandon, DH7 8NU
2 Bed - Apartment
Offers Over £70,000

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St Andrews Square Brandon, DH7 8NU

Stunning Ground Floor Apartment ** Well Presented & Upgraded ** Ideal For Professionals, Couples or First Time Buyers ** Good Buy-to-Let Investment ** Modern Fixture & Fittings ** Renewed Electric Heating ** Parking Space ** Pleasant Position ** Must Be Viewed **NO CHAIN**

The floor plan comprises; communal entrance via intercom, private hallway, comfortable lounge and dining room, fitted kitchen, two good size bedrooms and recent shower room/WC. Outside there are communal gardens, parking space and easy access to local shops and bus links.

Brandon, a charming village in County Durham, offers a wonderful blend of rural tranquillity and modern convenience, making it an ideal location for potential buyers. The village is well-equipped with essential amenities, including a variety of local shops and amenities ensuring day-to-day needs are easily met. For families, there are reputable schools nearby, along with community facilities and green spaces for recreation.

Brandon is well-connected, with excellent transport links to the historic city of Durham, which is just a short drive or bus journey away, offering additional shopping, dining, and cultural attractions. The nearby A690 and A1(M) provide convenient access to the wider region, making it a great choice for commuters. Surrounded by picturesque countryside, Brandon also boasts opportunities for outdoor activities, with scenic walking trails and nature reserves on its doorstep, offering a peaceful lifestyle with all the convenience of modern living.









Communal Entrance

Hallway

Lounge

15'1 x 11'10 (4.60m x 3.61m)

Kitchen

9'10 x 6'3 (3.00m x 1.91m)

Bedroom

10'10 x 10'2 (3.30m x 3.10m)

Bedroom

10'2 x 6'11 (3.10m x 2.11m)

Bathroom/WC

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

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold. Ground rent and service charge combined approx £140pcm. 155 years from 1/2/2005

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

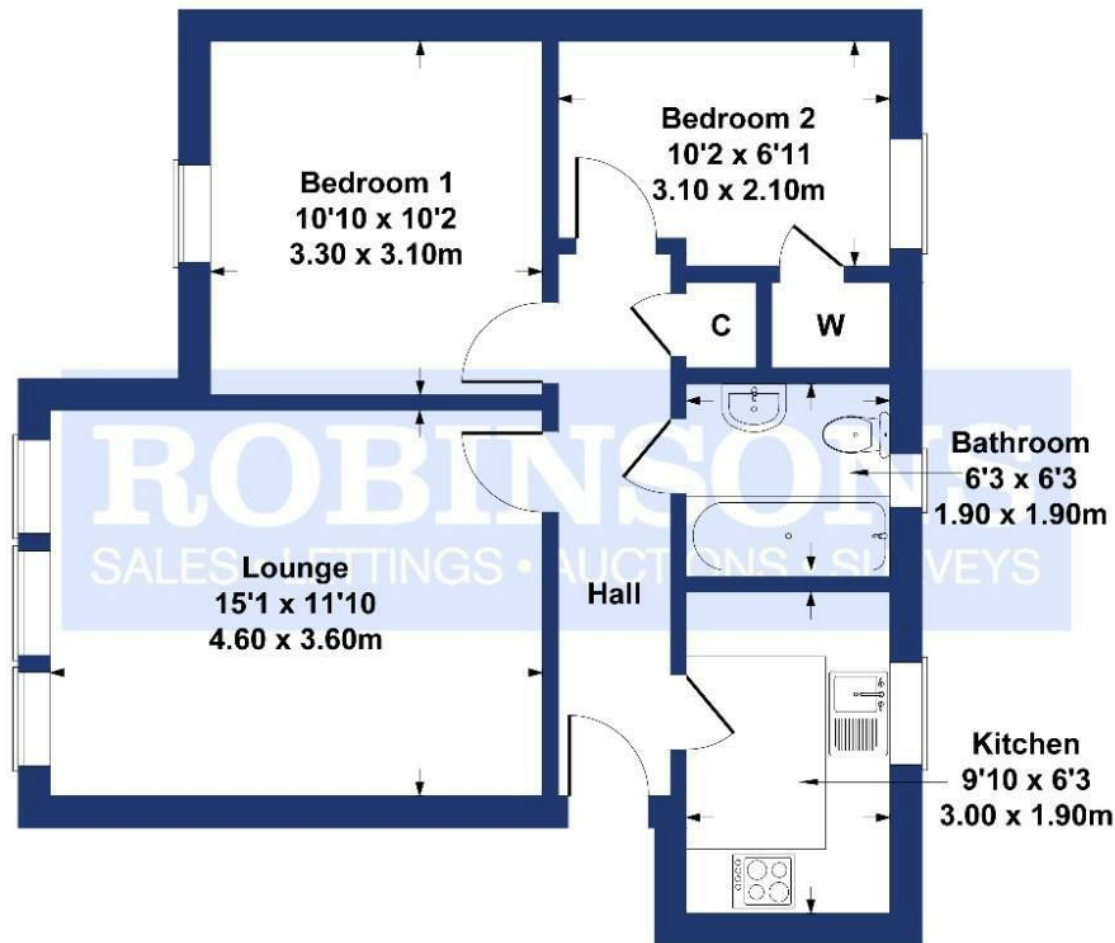
Energy Rating: D

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.



St Andrews Square

Approximate Gross Internal Area
559 sq ft - 52 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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