



Meadow Rise, Meadowfield, DH7 8UH
2 Bed - Apartment
O.I.R.O £69,950

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Ideal Investment, First Buy or Professional Property ** Possible Rent Around £600/£700pcm ** Popular Location ** Good Local Amenities ** First Floor Apartment ** Well Presented ** Upvc Double Glazing & Electric Heating ** Parking Space **

Energy Rating: B

** The vendor is the principle of Robinsons Estate Agents **

Briefly comprising of communal entrance via entry system, stairs to all floors, hallway, open plan lounge, kitchen/diner, two bedrooms and bathroom/wc with over bath shower. Outside are communal gardens and allocated parking.

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.

Meadowfield, situated just a few miles from Durham City, offers a balance of suburban convenience and community charm, making it a popular choice for potential buyers. The area is well-served by a variety of local amenities, including shops, supermarkets, cafes, and pubs, providing everything needed for day-to-day living. Families benefit from access to nearby schools and recreational facilities, such as parks and sports grounds, ideal for leisure and outdoor activities.

Meadowfield is well-connected, with regular bus services to Durham City and surrounding areas, as well as easy access to major roads like the A690 and A1(M), making it convenient for commuters. The nearby city centre offers additional amenities, including vibrant shopping, dining, and cultural attractions, while the surrounding countryside provides opportunities for walking, cycling, and enjoying nature.

COMMUNAL ENTRANCE

Private Hallway

Living Kitchen Dining

24'6 x 9'4 (7.47m x 2.84m)

Bedroom

12'7 x 9'0 (3.84m x 2.74m)

Bathroom

Bedroom

8'10 x 6'8 (2.69m x 2.03m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

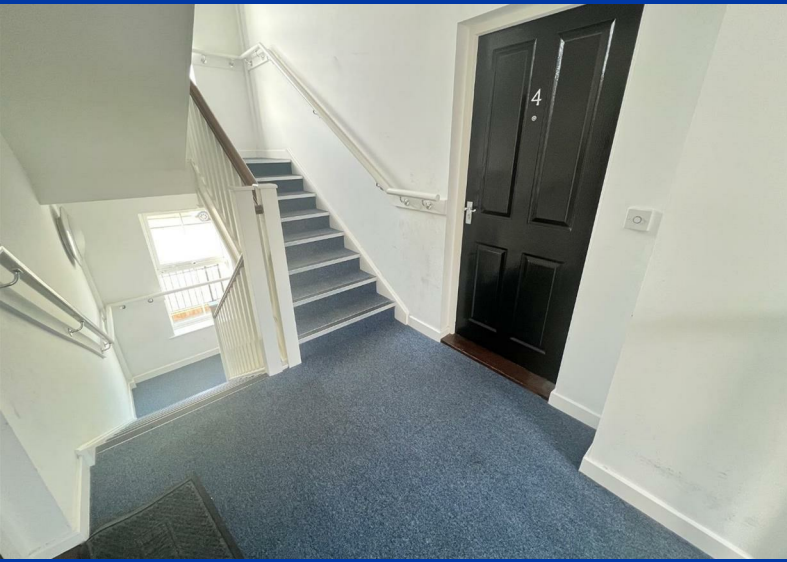
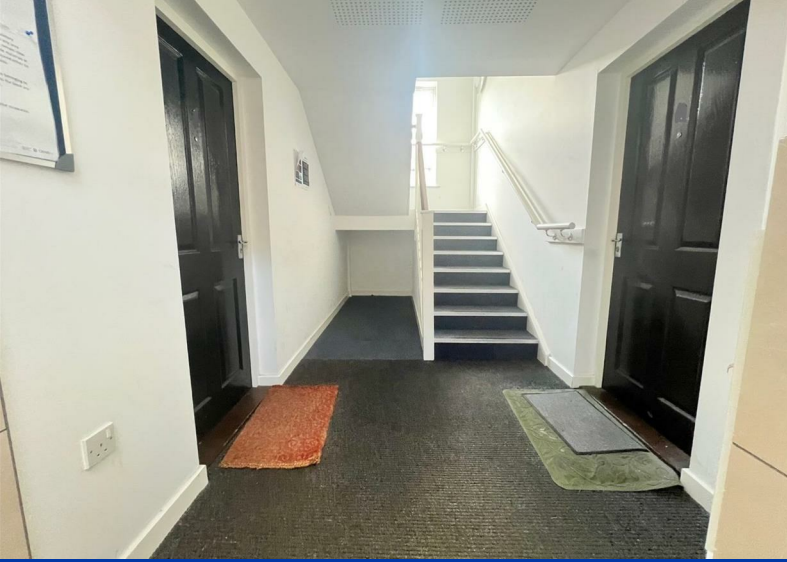
Broadband: Basic 17 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold 125 years from 01/01/2007, 108 years remaining.

Service charge approx of £1133.50pa - includes buildings insurance and maintenance of communal areas etc.

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



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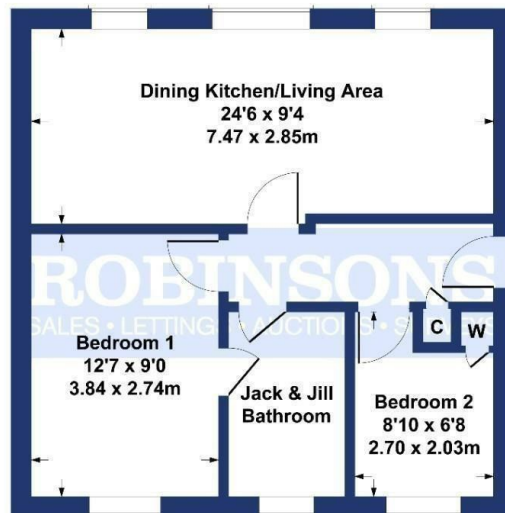
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Meadow Rise

Approximate Gross Internal Area
495 sq ft - 46 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. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	83	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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