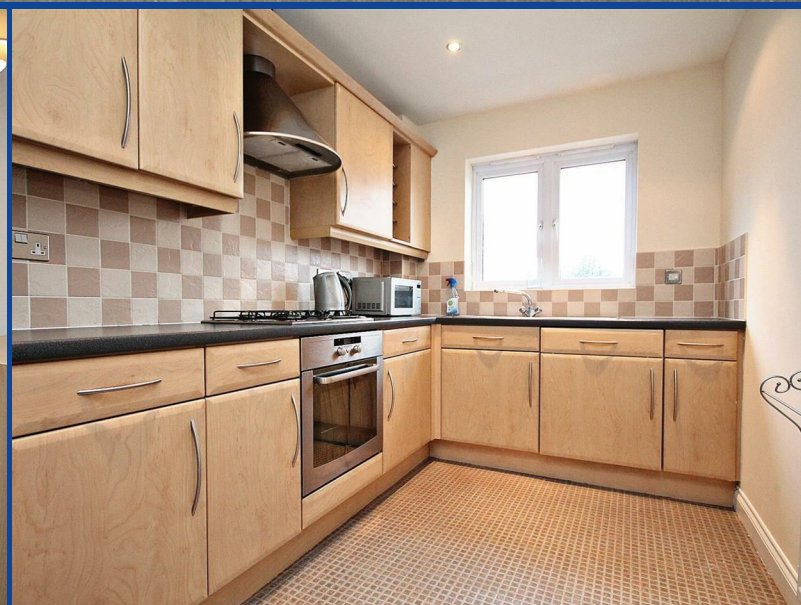




Old Dryburn Way, North End, DH1 5SE
2 Bed - Apartment
Offers In The Region Of £175,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

ATTENTION LANDLORDS **FANTASTIC INVESTMENT **
SOLD WITH TENANT PAYING £950pcm ** WELL
PRESENTED THROUGHOUT * TOP FLOOR APARTMENT
WITH VIEWS TOWARDS DURHAM * MODERN FITTINGS *
MUST BE VIEWED *

Positioned on the top floor, the apartment comprises of:
entrance hall, two good sized bedrooms, modern fitted kitchen
with some integral appliances, bathroom/wc and spacious
lounge/dining room with french doors to the balcony which has
views towards Durham City. Externally there is an allocated
parking bay.

Situated in the highly regarded and popular North End area of
Durham, the Old Dryburn Way development offers a convenient
location within walking distance to the City Centre. Residents
can easily access a comprehensive range of shopping,
recreational facilities, and amenities. For commuters, the
development is well-connected, with Durham train station and
major road links easily reachable.

Communal Entrance

Stairs to all floors.

Hallway

Lounge/Dining Room

14'4" x 12'9" (14'04" x 12'09") (4.37 x 3.89)

Kitchen

11'1" x 7'1" (11'01" x 7'01") (3.38 x 2.16)

Bedroom

11'8" x 9'10" (3.56 x 3.00)

Bedroom

12'2" x 9'2" (12'02" x 9'02") (3.71 x 2.79)

Bathroom/Wc

7'0" x 6'4" (2.13 x 1.93)

Council Tax

Band D - £1797

Tenure

Leasehold - approx 142 years remain with service charge of
approx £95.

Council Tax Band - D

Annual Cost - £1899.39

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - 155 years from 2005 - Ground rent approx
£250 per annum. Service charge approx £91 per month.

Council Tax: Durham County Council, Band D - Approx. £2,431
p.a

Energy Rating: C

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

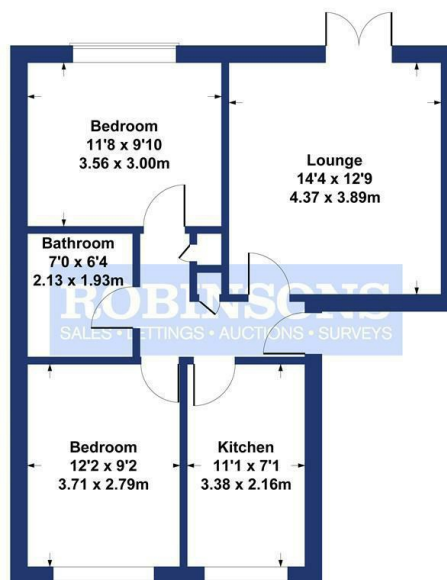
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Old Dryburn Way
Approximate Gross Internal Area
618 sq ft - 57 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. 2018

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
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	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk