



**Grange Court, High Street, DH1 1BL**  
**2 Bed - Apartment**  
**£89,995**

**ROBINSONS**  
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Ideal Investment as Currently Tenanted £550pcm \*\* Potential Income £625/695pcm \*\* First Buy, Professional or Retiree Dwelling \*\* Ground Floor Apartment \*\* Popular & Convenient Location \*\* Good Local Amenities & Transport Links \*\* Parking Space \*\* GCH & Upvc Double Glazing \*\* Must Be Viewed \*\*

Briefly comprising of hall, open plan living kitchen and dining with contemporary units and built in cooking facilities, fridge/freezer and washing machine, two bedrooms and bathroom with over the bath shower. Externally the property has allocated parking.

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.

#### **Entrance Hall**

#### **Living Room / 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**

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 3Mbps, Superfast 80Mbps

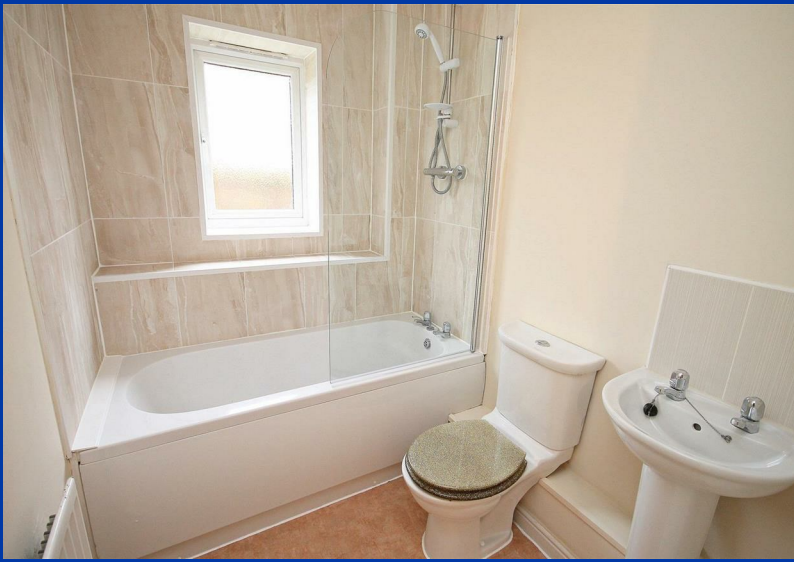
Mobile Signal/Coverage: Good to Average

Tenure: Leasehold - From June 2009 to Dec 2130 - Approx. 105 years remaining. Annual Service Charge approx. £1,176 pa. No Ground Rent. The owner has advised they also own a share of the freehold.

Council Tax: Durham County Council, Band B - Approx. £1984p.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.



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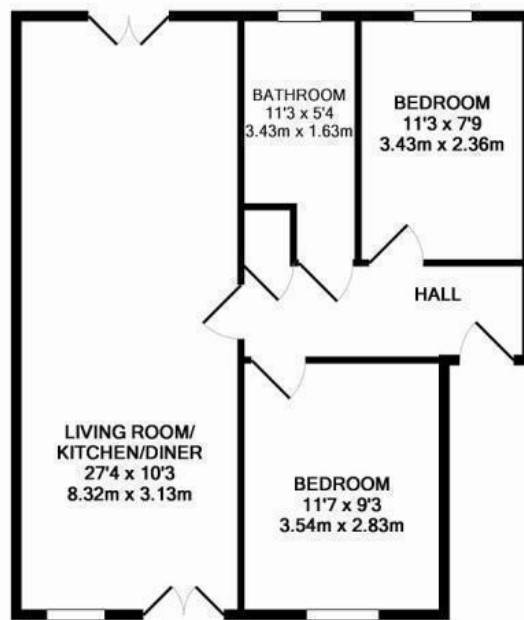
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TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120 kWh/m²/yr A			
81-104 kWh/m²/yr B			
65-80 kWh/m²/yr C			
50-64 kWh/m²/yr D			
35-49 kWh/m²/yr E			
21-34 kWh/m²/yr F			
1-20 kWh/m²/yr G			
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
105-120 g/m²/yr A			
81-104 g/m²/yr B			
65-80 g/m²/yr C			
50-64 g/m²/yr D			
35-49 g/m²/yr E			
21-34 g/m²/yr F			
1-20 g/m²/yr G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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