



St. Godrics Court, Durham City, DH1 4TY
2 Bed - Apartment
Offers Over £220,000

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Investment - Currently Tenanted Until End of July 2026 £1400pcm (excluding bills) ** Over 7.5% Yield and Growth Potential ** Possible Vacant Possession from End of July ** To Be Sold Furnished ** City Centre Location ** Well Presented & Maintained ** Communal Garden ** Must Be Viewed **

Located within Durham's esteemed World Heritage site, this characterful property enjoys a prime central position with easy access to the city's rich amenities and the East Coast mainline railway station. Once part of the historic St Godric's School, the home has been thoughtfully converted to retain its original charm, showcasing high ceilings and Heritage-style double-glazed windows.

The ground floor features a welcoming entrance, comfortable lounge that flows into a well-appointed kitchen with parquet flooring and designated spaces for fridge freezer, washer dryer and dryer. An attractive white bathroom is also located on this level, complete with over bath shower, WC, and wash hand basin. Upstairs on the mezzanine level, there are two spacious double bedrooms and the boiler housing.

Residents also benefit from access to a shared communal garden, offering a peaceful outdoor retreat in the heart of the city.



GROUND FLOOR

Entrance

Lounge

20'9 x 9'8 (6.32m x 2.95m)

Kitchen Dining Area

13'2 x 10'7 (4.01m x 3.23m)

Bathroom/WC

7'9 x 7'7 (2.36m x 2.31m)

FIRST FLOOR

Bedroom

9'4 x 7'11 (2.84m x 2.41m)

Bedroom

13'0 x 10'11 (3.96m x 3.33m)

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 17 Mbps, Superfast 80 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Leasehold 999 Years from 2000. Approx. 974 remaining. We understand there is a peppercorn ground rent applicable along with a service charge of £135per month.
Council Tax: Durham County Council, Band D - Approx. £2,551 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.





St Godrics Court

Approximate Gross Internal Area
688 sq ft - 64 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	79
	EU Directive 2002/91/EC	



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

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