



The Firs, Kimblesworth, DH2 3NX  
2 Bed - Apartment  
£95,000

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## The Firs Kimbleworth, DH2 3NX

\* NO CHAIN \* OVER 100 YEARS LEFT ON LEASE \* SUPERBLY WELL PRESENTED \* EXCELLENT CONDITION - RECENTLY REDECORATED \* COUNTRYSIDE VIEWS \* ALLOCATED CAR PARKING \* READY TO MOVE INTO \*

Available with no onward chain is this superbly well presented two bedroom first floor apartment.

Situated within a modern development in Kimbleworth, the apartment offers exceptionally spacious accommodation finished to a high standard throughout. It benefits from allocated car parking, visitor parking, and a secure intercom entry system. The floor plan comprises: hallway, 2 large storage cupboards, generous lounge measuring over 20ft with bay window, attractive fitted kitchen with integral appliances, two double bedrooms, and a modern white suite bathroom.

The property has been recently redecorated and is presented to an excellent standard throughout, making it ready to move straight into.

Kimbleworth is a well-placed village surrounded by countryside yet only a short drive from Chester-le-Street and Durham City, both offering a wide range of shops, restaurants and amenities. There are nearby bus routes and superb access to the A1(M) and A167 for commuting across the region, including Newcastle upon Tyne, Gateshead and Durham. The location also provides access to schools, Durham university, leisure facilities, and picturesque walking routes.

Viewing comes highly recommended.







**Hallway**

10'2" x 8'4" (3.1 x 2.55)

**Living Room**

20'2" x 10'3" (6.17 x 3.14)

**Kitchen**

12'6" x 6'8" (3.83 x 2.04)

**Bedroom One**

14'2" x 11'10" (4.34 x 3.62)

**Bedroom Two**

14'2" x 9'2" (4.34 x 2.80)

**Bathroom**

7'0" x 6'4" (2.14 x 1.95)

**Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7 Mbps, Superfast 79 Mbps

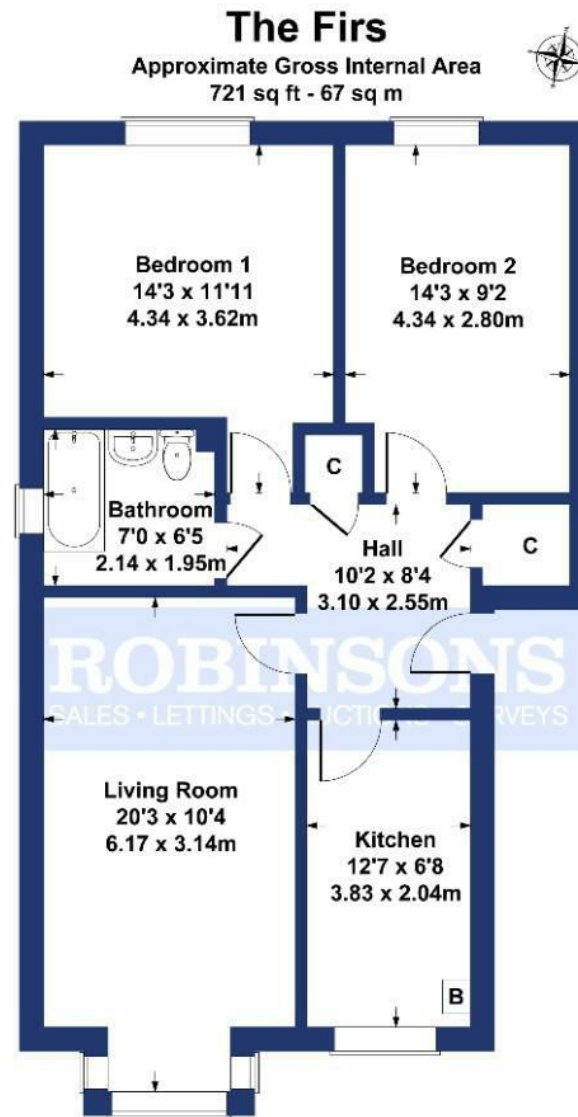
Mobile Signal/Coverage: Good/Average

Tenure: Leasehold – 104 years remaining. The ground rent is £150 per year and the service charge is £1047.76 per year.

Council Tax: Durham County Council, Band A - Approx. £1,701p.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.



## GROUND FLOOR

### 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.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         | 82        |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

