

King Street, DL16 6QJ  
1 Bed - Apartment  
Asking Price £39,995

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Robinsons are pleased to offer to the market this ONE BEDROOMED GROUND FLOOR APARTMENT which is also offered to the market with no onward chain. This brilliant investment opportunity or first time buyer property is located in the heart of Spennymoor, being within a couple of minutes walk from the Town centre and local amenities.

This cosy property benefits from UPVC DOUBLE GLAZING and is warmed via electric heaters, The property comprises of ENTRANCE HALLWAY, GOOD SIZED LOUNGE/ Dining room, FITTED KITCHEN, DOUBLE BEDROOM, Shower room. and separate W/C Externally the property benefits from ALLOCATED BLOCK PAVED PARKING to the REAR and a small easy to maintain garden. In more detail the accommodation comprises of

Service Chargers - ground rent is £220 PA.  
Years left on lease - The lease started in 1 January 1990 and is a 999 year lease.

EPC Rating D  
Council Tax Band A

#### **Hallway**

Access to first floor, Upvc window.

#### **Lounge**

14'8 x 10'8 max points (4.47m x 3.25m max points )  
Upvc bay window, electric radiator.

#### **Kitchen**

14'0 x 7'6 (4.27m x 2.29m )  
Morden wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled splash backs, Upvc window, electric radiator, space for under counter fridge / freezer, space for small dining room table.

#### **Bedroom One**

10'8 x 8'7 (3.25m x 2.62m )  
Upvc window, radiator, fitted wardrobe, storage cupboard.

#### **Ensuite**

Shower cubicle, tiled splash backs

#### **W/C**

W/C.

#### **Externally**

To rear is a allocated parking bay.



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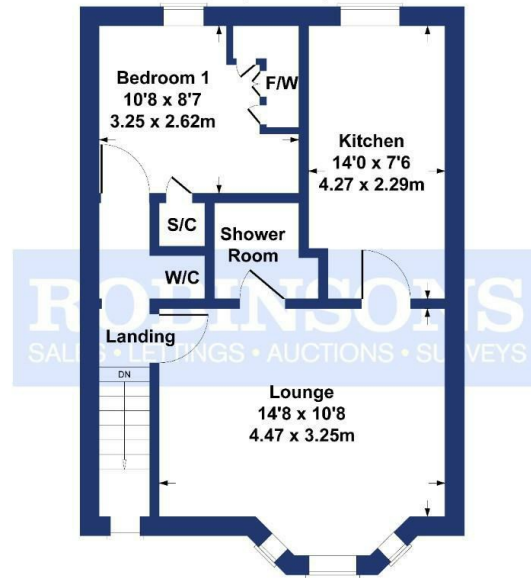
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## King Street

Approximate Gross Internal Area  
458 sq ft - 43 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>73</b>
(55-68) <b>D</b>	<b>59</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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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.

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

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