



Camsell Court, Framwellgate Moor, DH1 5FQ  
1 Bed - Apartment  
O.I.R.O £120,000

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# Camsell Court

## Framwellgate Moor, DH1 5FQ

No Upper Chain \*\* Over 60s Complex \*\* Ground Floor Apartment \*\* Views of Garden \*\* Well Presented \*\* Good Local Amenities & Transport Links \*\* Electric Heating \*\* Must Be Viewed \*\*

This attractive one-bedroom ground floor flat is situated in the highly sought-after Camsell Court development in Framwellgate Moor, Durham. Built in 2008 and exclusively available to residents aged 60 and over, this well-maintained property offers comfort, security, and convenience in a welcoming community setting.

The accommodation comprises a secure communal entrance, lift and stair access to all floors, a private entrance hallway, a spacious living room, a modern fitted kitchen, a generously sized master bedroom, and a well-appointed bathroom.

Residents of Camsell Court benefit from an excellent range of communal facilities, including a beautifully maintained garden, a laundry room, a comfortable residents' lounge, and the reassurance of an on-site manager and 24-hour emergency care line. Additional amenities include off-street parking and a shoppers' gate, providing convenient access to the shops, cafés, and transport links on Front Street, right in the heart of Framwellgate Moor.

This is an ideal opportunity for those seeking independent living with peace of mind in a friendly and well-connected community.









#### Communal Entrance Via Intercom

##### Lounge & Dining

22'9" x 10'7" (6.93m x 3.23m)

##### Kitchen

7'6" x 7'6" (2.29m x 2.29m)

##### Bedroom

15'6" x 9'3" (4.72m x 2.82m)

##### Bathroom

6'9" x 5'6" (2.06m x 1.68m)

##### Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Tenure: Leasehold - 125 years from 01/06/2007. Service charge is approx. £1525.99 every six months. The ground rent is approx. £212.50 every six month

Property Construction – Standard presumed

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – none known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – none known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

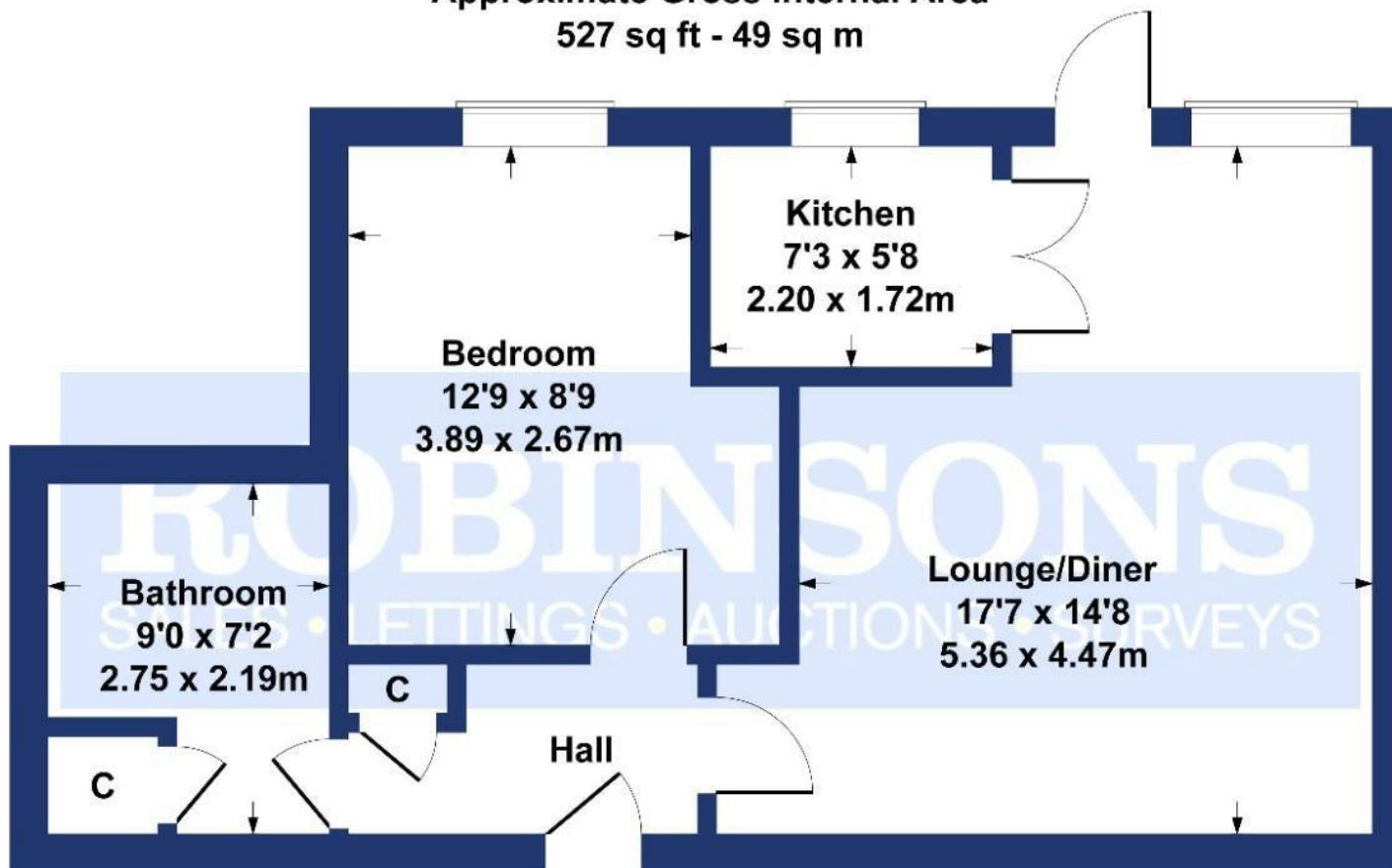
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



# Camsell Court

Approximate Gross Internal Area  
527 sq ft - 49 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. 2025

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

