



**Old Dryburn Way, North End, DH1 5SE**  
**2 Bed - Apartment**  
**£1,000 Per Calendar Month**

**ROBINSONS**  
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WELL PRESENTED THROUGHOUT \* TOP FLOOR APARTMENT WITH VIEWS TOWARDS DURHAM \* MODERN FITTINGS \* MUST BE VIEWED \*

Positioned on the top floor, the apartment comprises of: entrance hall, two good sized bedrooms, modern fitted kitchen with some integral appliances, bathroom/wc and spacious lounge/dining room with french doors to the balcony which has views towards Durham City. Externally there is an allocated parking bay.

Situated in the highly regarded and popular North End area of Durham, the Old Dryburn Way development offers a convenient location within walking distance to the City Centre. Residents can easily access a comprehensive range of shopping, recreational facilities, and amenities. For commuters, the development is well-connected, with Durham train station and major road links easily reachable.

Council Tax Band - D Annual Cost - £2320.54

EPC Rating - D

BOND £1,000 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £24,480.00 Guarantor Income (If Required) - £24,480.00

#### Communal Entrance

Stairs to all floors.

#### Hallway

#### Lounge/Dining Room

14'4" x 12'9" (14'04" x 12'09") (4.37 x 3.89)

#### Kitchen

11'1" x 7'1" (11'01" x 7'01") (3.38 x 2.16)

#### Bedroom

11'8" x 9'10" (3.56 x 3.00)

#### Bedroom

12'2" x 9'2" (12'02" x 9'02") (3.71 x 2.79)

#### Bathroom/Wc

7'0" x 6'4" (2.13 x 1.93)

#### Council Tax

Band D - £1797

#### Tenure

Leasehold - approx 142 years remain with service charge of approx £95.

#### Council Tax Band - D

Annual Cost - £1899.39

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - 155 years from 2005 - Ground rent approx £250 per annum. Service charge approx £91 per month.

Council Tax: Durham County Council, Band D - Approx. £2,431 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.

#### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH







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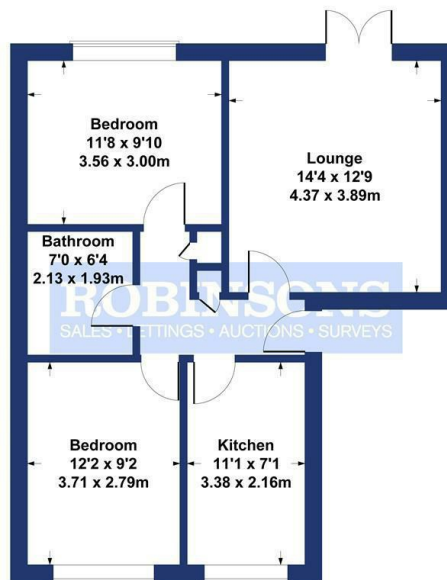
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Old Dryburn Way  
Approximate Gross Internal Area  
618 sq ft - 57 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. 2018

| 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>                            | 75      | 76        |
| (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 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

## DURHAM

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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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