



Church Street, Durham City, DH1 3DG
1 Bed - Apartment
£130,000

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Fantastic Investment Property ** Rented £758.33pcm for the Current Academic Year and 2026/27 at £780pcm ** City Centre Location ** Well Presented & Upgraded Studio Style Apartment ** Electric Heating ** Grade II Listed ** Must Be Viewed **

The living space has been ideally planned to make this studio apartment as comfortable as possible. The apartment is furnished and benefits from electric heating.

Durham City is a vibrant and historic destination in North East England, known for its iconic cathedral, medieval architecture, and picturesque River Wear setting. The city offers a blend of heritage charm and modern amenities, with excellent schools, shopping, dining, and cultural attractions. It boasts convenient transport links, including direct trains to London and major road networks, making it an ideal location for families, professionals, and retirees. Property options range from charming period homes to contemporary developments, appealing to buyers looking for both investment potential and quality living in a scenic, well-connected area.

Agent Notes

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

Tenure: Leasehold - 999 years from 2015, 989 years remaining.
Ground Rent and Service Charge: - The initial yearly ground rent is £100 payable on 1 January each year, which will increase by a further £100 every 25 years, the first increase to take place in 2040.

Under the lease Flat 1 is liable for a fifth of the service charge expenditure, including the cost of insuring the building and lighting the common parts and the electricity for the washing machine/tumble dryer within the cupboard in the ground floor entrance hall, which is shared between the tenants of Flats 1 and 3.

An interim service charge, calculated on the above basis, is likewise payable on 1 January each year and has been approximately £340.

Estate Management Charge – N/A

Property Construction – Standard assumed

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

Gas Supply - None

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric Room Heaters

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. The Property is Grade II Listed.

Selective licencing area – No

Probate – N/A

Rights & Easements – Covenants which affect the property are within the Land Registry Title Register which is available for inspection. The Property is Grade II Listed.

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

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.



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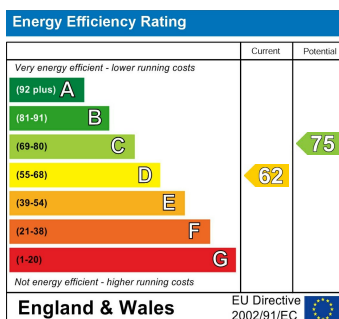
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.



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