



**Studley Drive, Spennymoor, DL16 7GB**  
**2 Bed - Apartment**  
**Starting Bid £69,950**

**ROBINSONS**  
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For sale by modern auction, starting price £69,950 plus reservation fee.

Robinsons are delighted to offer to the market this SMART TWO BEDROOM FIRST FLOOR APARTMENT which is sure to impress. Located on this private and sought after residential development in this quiet location yet a few minutes walk from Spennymoor Town Centre, local shops, schools and amenities. We feel this lovely apartment would suit a variety of buyers including retired couples, first time buyers and investors. The property benefits from well presented kitchen and shower room, bedroom one having fitted wardrobes & en-suite, gas central heating & UPVC DOUBLE GLAZING.

The accommodation briefly comprises ENTRANCE VESTIBULE, ENTRANCE HALL, SPACIOUS LOUNGE, SUPERB FITTED KITCHEN, TWO DOUBLE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. EXTERNALLY the property has the benefit of ALLOCATED CAR PARKING, VIEWING IS HIGHLY RECOMMENDED and in more detail the accommodation comprises:-

EPC Rating B  
Council Tax Band B

Service Charge: £1,442.00 as of January 2026  
£100 ground rent per annum

Leasehold information -

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

#### Hallway

Radiators.

#### Lounge

20'0 x 14'0 (6.10m x 4.27m )

Radiator, uPVC windows, juliet balcony.

#### Kitchen/Diner

20'0 x 14'0 (6.10m x 4.27m )

Modern wall and base units, integrated oven, hob, plumbed for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer, french doors with juliet balcony, uPVC window, airing cupboard, radiator.

#### Bedroom One

10'0 x 7'6 (3.05m x 2.29m)

UPVC window, uPVC bay window, fitted wardrobes, radiator.

#### En-suite

Panelled bath, shower cubicle, wash hand basin, W/C, radiator, uPVC window.

#### Bedroom Two

16'2 x 9'2 (4.93m x 2.79m)

UPVC window, radiator.

#### Shower Room

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks.

#### Externally

To the rear there is an allocated parking bay with a visitors bay also.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 80Mbps \*

Mobile Signal/Coverage: Average

Tenure: Leasehold

Council Tax: Durham County Council, Band B - Approx.

£1,899.20

Energy Rating: B

#### Auction Terms/Conditions

this property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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## Studley Drive

Approximate Gross Internal Area  
700 sq ft - 65 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. 2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 81                      | 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 |           |

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T: 0191 383 9994 (option1) (Lettings)

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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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