



Roundhaven, Farewell Hall, DH1 3TX
2 Bed - Apartment
O.I.R.O £189,950

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**** Modern First Floor Apartment ** Allocated Parking ** Secure Entry System ** Popular & Convenient Location ** Close to Durham & Major Road Links ** Part Furnished ** Double Glazing & Electric Heating ** Ideal For Professionals, First Time Buyers or Buy-to-Let Landlords ****

The apartment features an entrance hallway with a storage cupboard, leading to a lounge with a large front-facing window. The contemporary open-plan kitchen includes various wall and floor units, along with a selection of integral appliances. There are two double bedrooms, with the master bedroom having an en-suite shower room featuring a double shower. Additionally, there's a main bathroom with a three-piece white suite.

Roundhaven is a compact residential enclave comprising of houses and apartments, nestled in the sought-after Farewell Hall locality of Durham City. Positioned just a brief drive away from the City Centre, it enjoys excellent connectivity via bus routes and is conveniently bordered by the A167 Highway, facilitating efficient road connections to both the northern and southern regions.

Entrance Hall

20'10 x 11'2 (6.35m x 3.40m)

Lounge

12'6 x 10'8 (3.81m x 3.25m)

Kitchen

13'9 x 8'0 (4.19m x 2.44m)

Bedroom 1

11'2 x 10'10 (3.40m x 3.30m)

En-Suite Shower Room

7'3 x 3'11 (2.21m x 1.19m)

Bedroom 2

17'3 x 8'4 (5.26m x 2.54m)

Bathroom

7'3 x 6'8 (2.21m x 2.03m)

Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Leasehold. 125 Years from July 2006. 105 remaining. Approximately £757.24 per year ground rent and £1204 per year service charge to be confirmed by legal representative.

Property Construction – Standard

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

Gas Supply - N/A

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric Heating

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 – N/A

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.



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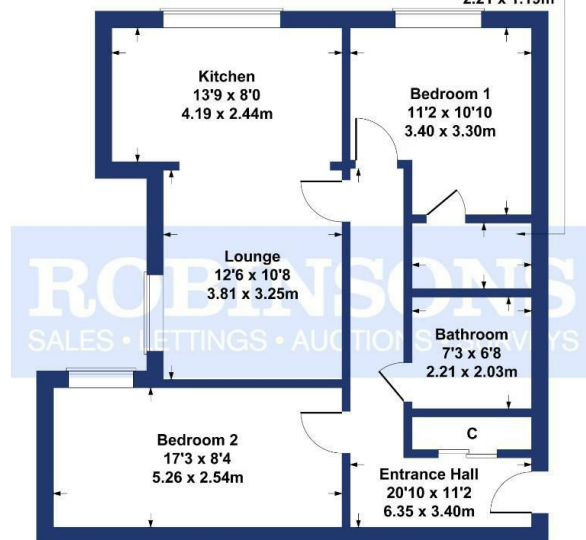
Strategic Marketing Plan

Dedicated Property Manager

Roundhaven

Approximate Gross Internal Area
736 sq ft - 68 sq m

En-Suite
Shower Room
7'3 x 3'11
2.21 x 1.19m



GROUND FLOOR

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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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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