

**STUART
EDWARDS**



Claypath Court

Durham City, Durham DH1 1QE

- OVER 55s APARTMENT
- LOUNGE WITH JULIET BALCONY
- STYLISH SHOWER ROOM
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- 2 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN AND HOB
- SECURE GATED PARKING
- INTERCOM ENTRY SYSTEM
- CLOSE TO DURHAM MARKET PLACE

Asking Price £130,000



Council Tax Band: D

EPC Rating:

FULL DESCRIPTION

Claypath Court is an extremely well maintained block of City Centre Apartments designed for the over 55's with safety, friendship convenience and privacy in mind. 5 minutes walking distance of the market place. Having lift and stair access to all floors and telecom entrance system. At the rear of the property there is a communal garden and gated parking. This prestigious development was a former post office building and is now Grade II listed

Benefits of living in this type of accommodation include gated parking, refuse chute, lift as well as stairs, reading rooms, communal areas, laundry rooms, residents lounge with kitchen facilities, dining areas and guest suite for visitors or family.

This particular apartment is beautifully maintained and comprises: entrance hallway with large storage cupboard, fitted kitchen, lounge/dining area, stylish shower room and two double bedrooms.

Durham City Centre is currently receiving a huge amount of new investment, just a short walk to transport links and the vast wealth of local shops, bars and restaurants. Also close to both the A690 and A1(M) motorway for great commuter links to other regional centres.

Internal inspection is essential to appreciate what this property has to offer.

ENTRANCE HALLWAY

Hall with storage radiator and 2 storage cupboards, all rooms leading off.

LOUNGE

18'4" x 12'7"

Featuring white Adam style fireplace with marble hearth and back panel, electric coal effect fire, French window to balcony.

KITCHEN

10'5" x 7'3"

Range of wall and floor units with laminated work tops and inset single drainer stainless steel sink unit. Integrated electric oven and hob with extractor hood. Tiled splash backs and laminate flooring.

BEDROOM 1

16'0" x 7'3"

Storage radiator and a range of fitted wardrobes.

BEDROOM 2

Storage radiator.

BATHROOM

Comprising: low level wc, range of vanity units with inset wash hand basin, corner shower cubicle, contemporary tiled walls and flooring, wall mounted mirror with lighting, heated towel rail and spot lighting.

COMMUNAL GARDEN

There is a well established communal garden with seating areas.

GATED SECURE PARKING

EPC.

EPC Rating -

EPC Link -

LEASEHOLD.

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.