



Rowan Court, Spennymoor, DL16 6NS
2 Bed - Apartment
Asking Price £67,950

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Robinsons are delighted to bring to the market this beautiful TWO-BEDROOM GROUND-FLOOR APARTMENT, built by Wimpey Homes and situated within this popular private residential development. Ideally positioned in a quiet setting, the property is nevertheless only a short walk from Spennymoor Town Centre, with a range of local shops, schools and amenities close by.

This superb apartment is likely to appeal to a wide range of buyers, including first-time buyers, retired couples and investors. The property is also ideally located for commuters, providing convenient access to Durham City, Darlington and Teesside.

The accommodation benefits from UPVC DOUBLE GLAZING and briefly comprises: a communal entrance hallway, an impressive L-SHAPED LOUNGE/DINING ROOM with archway leading through to a STUNNING RECENTLY FITTED KITCHEN with integrated cooking appliances, TWO DOUBLE BEDROOMS and a BEAUTIFUL RECENTLY FITTED SHOWER ROOM.

Externally, the property benefits from ALLOCATED PARKING together with a COMMUNAL GARDEN TO THE REAR.

EPC rating - C

Council tax band - A

Hallway

Storage cupboard, electric radiator, airing cupboard

Lounge/diner

17'7 x 13'7 (5.36m x 4.14m)

Electric radiator, UPVC windows, space for dining room

Kitchen

7'10 x 7'3 (2.39m x 2.21m)

Modern wall & base units, integrated oven, hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap & drainer, space for fridge/freezer, tiled splash backs

Bedroom one

10'11 x 9'9 (3.33m x 2.97m)

UPVC windows, electric radiator

Bedroom two

9'9 x 6'5 (2.97m x 1.96m)

UPVC window, electric radiator

Shower room

7'10 x 5'9 (2.39m x 1.75m)

Large walk in shower, wash hand basin, w/c, chrome towel radiator, tiled flooring & splash backs, extractor fan

Externally

To the front elevation is a parking bay while to the rear the apartment enjoys a communal garden

Agent notes

Council Tax: Durham County Council A

Tenure: Leasehold , 999-year lease from 1999.

Ground rent and service charge are currently approximately £1,100 per annum.

Property Construction – Standard

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

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central 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 –NA

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>

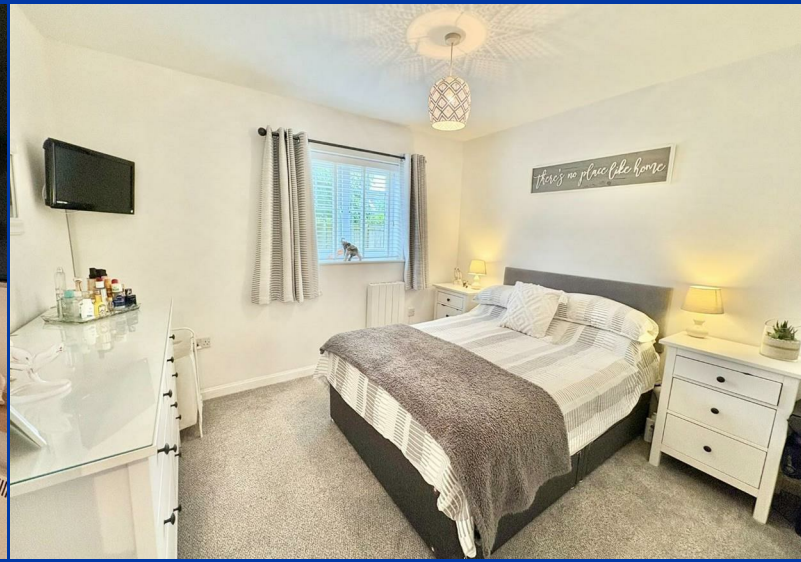
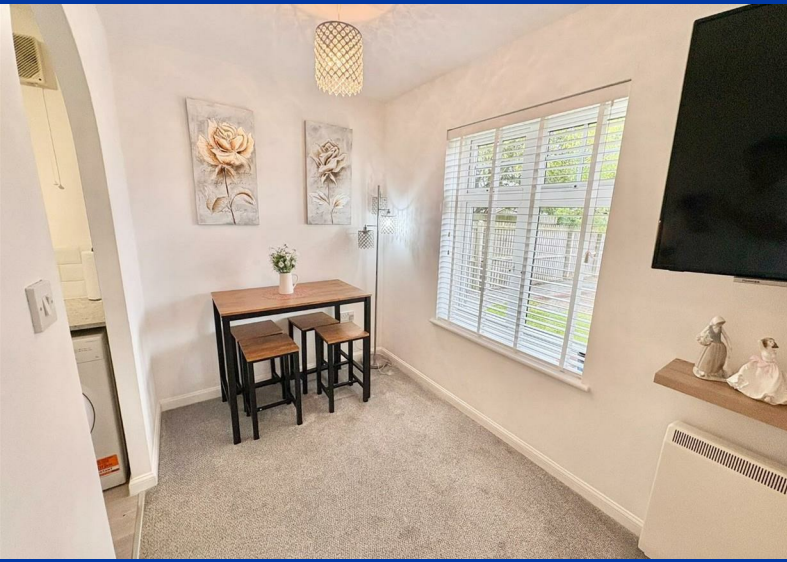
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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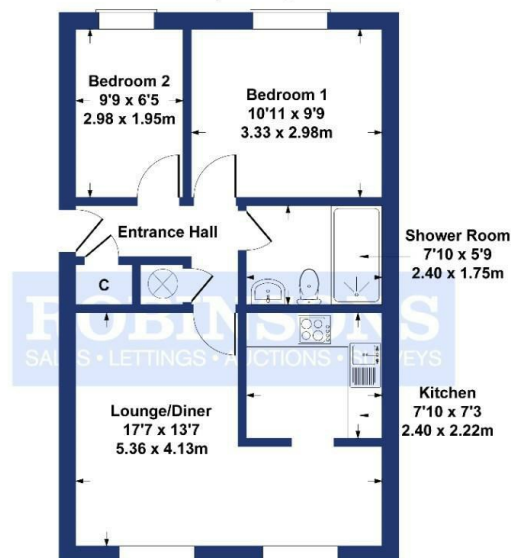
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Rowan Court Spennymoor, DL16 6NS

Approximate Gross Internal Area
538 sq ft - 50 sq m



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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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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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