New Elvet

Durham City DH1 3DB

Offers In The Region Of £79,950

Venture PROPERTIES

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- Available with no chain involved
- EPC RATING - C
- Beautifully presented communal areas
- OVER 55'S ONLY
- City centre location
- Lift to all floors
- One bedroom apartment
- Kitchen with appliances
- Secure parking

Venture Properties are delighted to offer the opportunity to purchase with no chain involved, this one bedroom apartment situated on the top floor of Orchard House within the heart of Durham City. Orchard House provides an ideal location for OVER 55's with luxurious communal living areas with caretaker, lift to all floors, secure car parking, secure entry system and city centre amenities on your doorstep.

The floor plan comprises of an entrance hallway, spacious reception room, fitted kitchen with appliances, double bedroom with built in wardrobe and bathroom/WC. The property also comes with secure parking.

Available immediately, early viewing is recommended to avoid disappointment.

THIRD FLOOR

Communal Landing
The apartment is accessed via beautifully presented communal hallways and landing with a lift to all floors.

Hall
With secure entry system, electric heater, coving, useful storage/airing cupboard and loft hatch.

Living Room
14'1" x 9'10" (4.30 x 3.00)
Well proportioned reception room with a double glazed dormer window with city views, feature fireplace, TV aerial point, coving and electric heater.

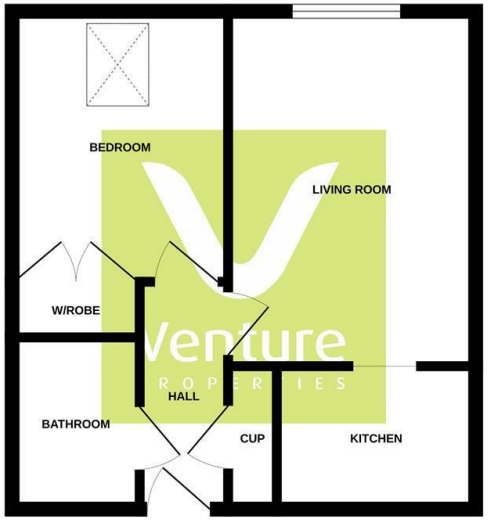
Kitchen
8'1" x 5'7" (2.48 x 1.72)
Fitted with a range of wall and floor units having contrasting worktops incorporating a sink and drainer unit with mixer tap, built in oven, electric hob with extractor over, fridge space, washing machine and tiled splashbacks.

Bedroom
12'11" x 8'7" (3.96 x 2.62)
Double bedroom with a velux window, TV aerial point, electric heater and built in double wardrobe.

Bathroom/WC
6'9" x 4'11" (2.08 x 1.51)
Fitted with a panelled bath with mains fed shower over, hand wash basin and WC. Having tiled splashbacks, extractor and heated towel rail.

EXTERNAL
There is car parking available and a communal garden.

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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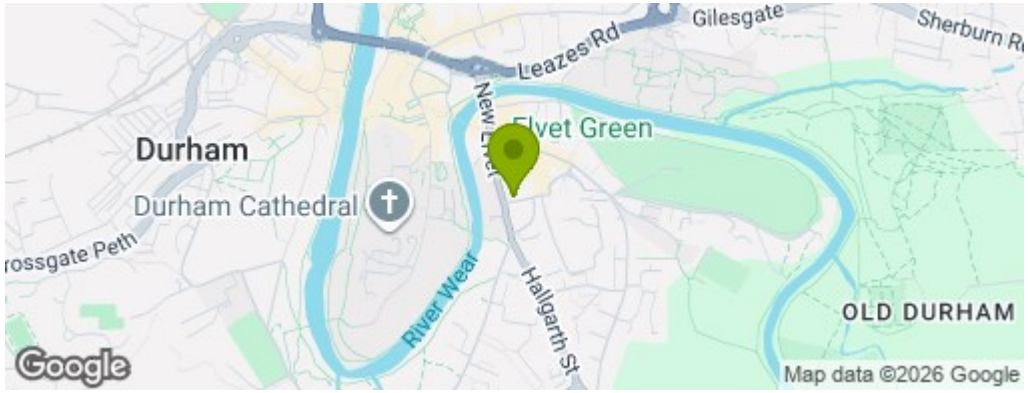

Property Information

Tenure: Leasehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.
Mobile Signal/coverage: We recommend contacting your service provider for further information.
Council Tax: Durham County Council, Band: B Annual price: £1984 (Maximum 2025)
Energy Performance Certificate Grade C
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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