Lindisfarne Road, Newton Hall, DH1 5YQ

2 Bed - Apartment

O.I.R.O £89,995

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Currently Tenanted £650 pcm • Ideal Investment Opportunity • Popular Newton Hall Location • Well Presented Throughout • Two Good Size Bedrooms • Garage & Garden • Gas Central Heating • Double Glazing •

Occupying a pleasant position within the ever-popular Newton Hall area of Durham, this well-presented two-bedroom first-floor flat offers comfortable and practical accommodation which should appeal to a variety of purchasers.

The property may prove particularly attractive to landlords and investors, as it is currently tenanted, providing an opportunity for those looking to add to or begin a rental portfolio. It may also appeal to first-time buyers, couples or those seeking a conveniently located home within easy reach of Durham City.

The accommodation comprises an entrance area with stairs leading to the first-floor landing, a comfortable lounge providing a welcoming everyday living space, fitted kitchen, bathroom and two good-size bedrooms.

Externally, the property benefits from a garden and garage, while further features include gas central heating and double glazing.

Newton Hall remains one of Durham's most established and popular residential areas, offering convenient access to a range of local shops, schools and everyday amenities, together with good transport connections into Durham City Centre and surrounding areas.

Agents Notes

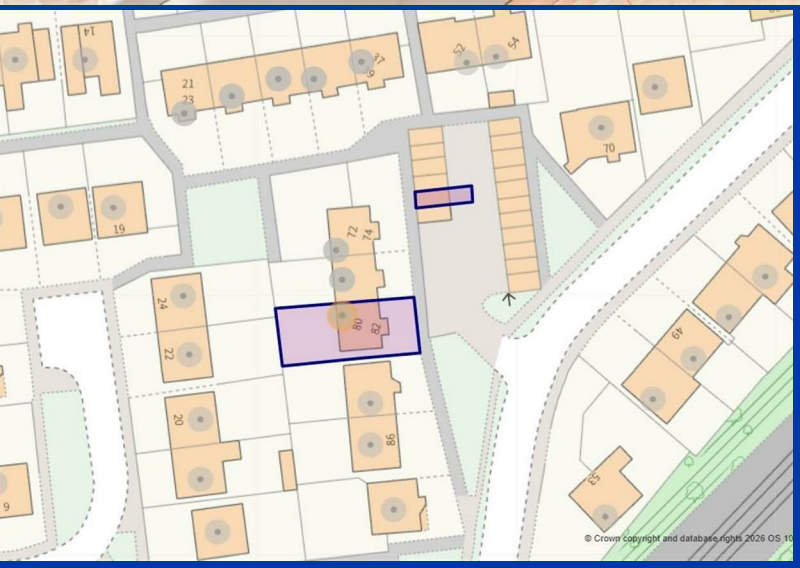
Council Tax: Durham County Council, Band A - Approx. £1748p.a
Tenure: Leasehold - we have been advised that there are 135 years remaining as lease extended in 2021 and that there is no ground rent or service charge.
Estate Management Charge – NA
Property Construction – Assumed Standard
Gas Supply - Mains
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
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.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.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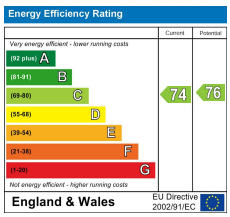

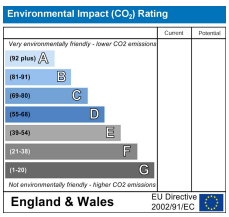

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RICS

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