Kepier Crescent

Gilesgate, Durham DH1 1BF

- MODERN GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN/DINER
- UNDERCOVER ALLOCATED PERMIT PARKING
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- 1 MILE FROM DURHAM CITY
- CLOSE TO A1(M) MOTORWAY & A690 DUAL CARRIAGEWAY

Asking Price £144,950

Council Tax Band: B
EPC Rating: B

FULL DESCRIPTION

Modern ground floor apartment available with no onward chain
Internally the accommodation comprises, entrance hallway, open plan lounge/diner/kitchen, generous contemporary bathroom suite with separate shower cubicle and two double bedrooms.
Externally there is off road *Undercover* Permit Parking accessed at the rear of the building.
With UPVC double glazing and gas central heating via a combi boiler with radiators to all rooms.
Superbly located close to the heart of Durham City, this development boasts an exclusive collection of 8 luxurious two bedroom stylish apartments which feature a high contemporary finish with modern fixtures and fittings.
Just a short walk to transport links and the vast wealth of local shops, bars and restaurants Durham City has to offer. The location is fantastic for young professionals commuting to the City Centre. Also close to both the A690 and A1 (M) motorway for great commuter links to other regional centres.
Durham City has experienced extensive growth in recent years and has wide work and social appeal.
Sure to prove extremely popular, therefore early reservation is recommended to avoid disappointment.

ENTRANCE LOBBY

Double radiator. Storage cupboard.

OPEN PLAN LOUNGE

14'7" x 17'11"
Double radiator.

OPEN PLAN KITCHEN/DINER

12'6" x 11'6"
Range of wall and floor units, laminate worktops, stainless steel sink and drainer unit, integrated oven, hob, extractor hood, washer, fridge and freezer.

BEDROOM 1

13'7" x 11'3"
Double radiator.

BEDROOM 2

9'10" x 11'3"
Double radiator.

BATHROOM

10'5" x 11'3"
Good quality bathroom suite comprising bath, shower cubicle, low level wc, wash hand basin, matching waterfall taps, chrome heated towel rail and porcelain tiles.

ALLOCATED PARKING

Undercover parking accessed at the rear of the building. The block also provides two off-road parking spaces for visitors.

EPC INFORMATION

EPC Rating - B
EPC Link - https://find-energy-certificate.service.gov.uk/energy-certificate/9164-3810-7997-9228-4685

IMPORTANT INFORMATION

Please note that all sizes have been taken from the architect's drawings, and there may be small differences in the sizes once built. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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