



## Gainsborough Court

Bishop Auckland DL14 7QA

Chain Free £58,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Gainsborough Court

## Bishop Auckland DL14 7QA



- One bedroom first floor apartment
- Epc Grade D
- Ideal Investment or Holiday let

- Chain Free
- Electric Heating
- Shower Room with Large Shower

- Situated in the centre of Bishop Auckland
- Communal Entrance
- Leasehold Property

A tidy and well-presented first floor flat ideally situated in the heart of Bishop Auckland. This inviting residence boasts a generous double bedroom, a light and spacious lounge, a modern fitted kitchen, and a contemporary shower room—all designed with comfort and practicality in mind. The property is efficiently warmed with electric heating, perfect for cosy living throughout the year.

Enjoy the convenience of an allocated parking bay, offering peace of mind and easy access for residents. This flat represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a quality property in a thriving community.

Nestled in Bishop Auckland, the flat is perfectly placed to enjoy the unique blend of history, culture, and natural beauty that the area has to offer. The town is renowned for the Auckland Project—a remarkable collection of attractions that includes the magnificent Auckland Castle, the fascinating Mining Art Gallery, and the iconic Auckland Tower. Residents are equally well-positioned to take advantage of the vibrant arts scene, local eateries, and regular community events.

Beyond the town, the rolling hills and scenic landscapes of the Durham Dales provide endless opportunities for exploration and adventure, making Bishop Auckland a gateway to some of the region's most beautiful countryside.

Don't miss the chance to make this charming first floor flat your new home. Arrange a viewing today to fully appreciate all that this excellent property and location have to offer.

### FIRST FLOOR

#### Entrance Hallway

Having storage cupboard and loft hatch.

#### Bedroom One

11'10" x 8'2" (3.607 x 2.505)

Having electric heater and electric wall heater.

#### Shower Room

Fitted with a large shower, wc and wash hand basin set to vanity unit

.

#### Lounge

11'10" x 9'2" (3.607 x 2.817)

With three upvc double glazed windows and electric wall heater.

#### Kitchen

7'0" x 5'6" (2.140 x 1.698)

Fitted with wall and base units having contrasting work surfaces over, integrated electric oven and hob, circular sink unit with mixer tap, plumbing for washing machine and space for fridge freezer.

#### Externally

Externally there is a communal entrance with stairs leading up to flat no 11, there is a communal bin store at the rear and an allocated parking bay.

#### Agents Note

The property is leasehold we understand there is a 999 year lease starting from 1989.

It is our understanding the payment for 2025 was £879 and the charge is paid annually in April. We understand this is for the ground rent and service charge.

#### Energy Performance Certificate

To view the full Energy Performance Certificate please use the

following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2902-0140-2722-2521>

EPC Grade C

#### Other General Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Standard Highest available download speed 21 Mbps

Highest available upload speed 1 Mbps

Mobile Signal/coverage: We recommend speaking to your service provider

Council Tax: Durham County Council, Band: A Annual price: £1696.77 (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.

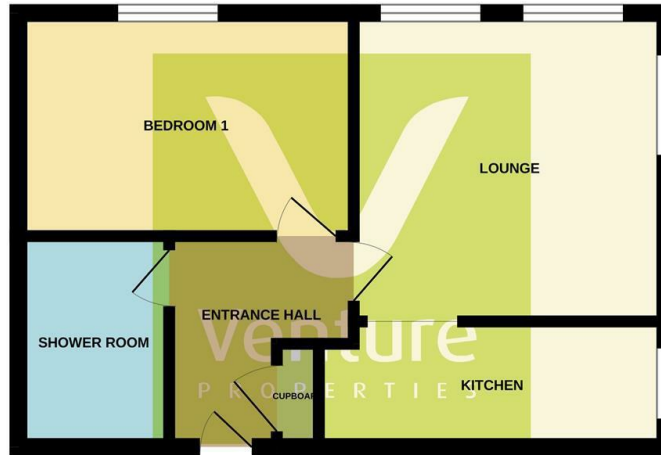
Flood Risk: Very low risk of flooding from the river and the sea, very low risk of surface water flooding.

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

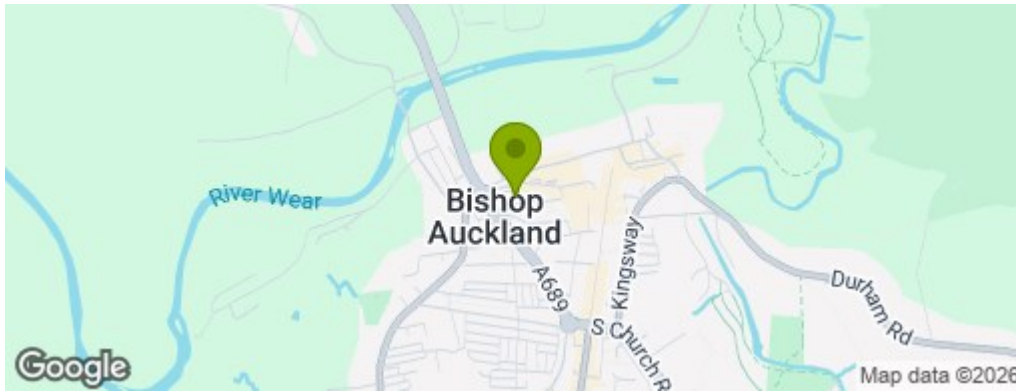
#### Disclaimer

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GROUND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 306 sq.ft. (28.5 sq.m.) approx.  
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

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