



**STUART
EDWARDS**

Claypath Court

Durham City, Durham DH1 1QE

- OVER 55s FIRST FLOOR APARTMENT
 - LOUNGE WITH JULIET BALCONY
 - 2 SHOWER ROOMS
 - SECURE GATED PARKING
 - INTERCOM ENTRY SYSTEM
- 2 BEDROOMS
 - KITCHEN WITH SOME APPLIANCES
 - NEW FLOOR COVERINGS
 - COMMUNAL GARDENS
- CLOSE TO DURHAM MARKET PLACE

Asking Price £150,000





FULL DESCRIPTION

Benefits of living in this type of accommodation include gated parking, refuse chute, lift as well as stairs, reading rooms, communal areas, laundry rooms, residents lounge with kitchen facilities, dining areas and guest suite for visitors or family.

Situated on the first floor, 28 Claypath Court's internal floorplan consists of a hallway with two storage cupboards, lounge with French door accessing the Juliet balcony, modern fitted kitchen with some appliances, two bedrooms and two shower rooms. It is also worth noting the property has recently been re-decorated and fitted with new floor coverings.

Durham City Centre is currently receiving a huge amount of new investment, just a short walk to transport links and the vast wealth of local shops, bars and restaurants. Also close to both the A690 and A1(M) motorway for great commuter links to other regional centres.

Available with early vacant possession and no onward chain. Internal inspection is essential to appreciate what this property has to offer.

ENTRANCE

Hall with oil filled radiator and 2 storage cupboards, all rooms leading off.

LOUNGE

11'3" x 13'1"

Feature fire place with inset electric fire, oil filled radiator, coved ceiling and French window to Juliet style balcony.

KITCHEN

7'10" x 7'10"

Range of modern wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, vinyl flooring, integrated oven and hob, free standing fridge/freezer, washing machine and dryer.

BEDROOM

9'5" x 9'0"

Coved ceiling and oil filled radiator.

ENSUITE

5'8" x 4'5"

Close coupled wc, pedestal wash hand basin, corner shower cubicle with mains fed shower, coved ceiling, tiled walls, vinyl flooring and heated towel rail.

BEDROOM

7'8" x 13'9"

Oil filled radiator.

SHOWER ROOM

6'11" x 5'6"

Close coupled wc, pedestal wash hand basin, large walk-in shower cubicle with mains fed shower, part tiled walls, vinyl flooring, heated towel rail and extractor fan.

COMMUNAL GARDEN

There is a well established communal garden with seating areas.

GATED SECURE PARKING

Situated at the rear of the building.

EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1632-7322-7100-0516-3202>

LEASEHOLD.

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. 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 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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: D
EPC Rating: B



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

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.