



## Monument Court

Durham DH1 4PD

Offers In The Region Of £169,950





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Monument Court

Durham DH1 4PD



- Within walking distance to Durham City centre and university buildings
- EPC RATING - C
- Good road links for commuting

- Spacious living accommodation throughout
- Two generous double bedrooms
- Available fully furnished

- Newly fitted bathroom suite
- Ground floor apartment
- Allocated parking

Venture Properties are delighted to offer the opportunity to purchase this fully furnished and best situated apartments within this sought after complex. It is located within walking distance to the heart of Durham City and provides very spacious ground floor living accommodation. The property is well presented and has attractive features such as a newly fitted bathroom, refitted gas central heating boiler and triple glazing, making it comfortable and ready to move in too.

The impressive floor plan comprises of an entrance vestibule which leads to the hallway with secure entry system, the spacious living room has french doors and leads to the comprehensively fitted kitchen with a range of appliances. There are two generous double bedrooms and a newly fitted bathroom suite. Externally the property has a designated parking space, as well as communal gardens.

Monument Court is situated at Nevilles Cross, only a short walk from Durham City and Durham University buildings. It also has immediate access to the A167 providing excellent road links both North and South.

Early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Communal Entrance Hall

Accessed via secure entry door.

### Hall

An entrance vestibule with radiator leads through to the hallway with cloaks cupboard, airing cupboard, radiator and telephone entry system.

### Living Room

15'8" x 12'5" (4.78 x 3.81)

A spacious reception room with a UPVC triple glazed french doors, radiator and TV aerial point. Leading through to the kitchen.

### Kitchen

12'7" x 7'10" (3.86 x 2.41)

Fitted with a comprehensive range of wall and floor units having contrasting worksurfaces incorporating a sink and drainer unit with mixer tap, built in electric oven and hob with extractor over, an integrated washer/dryer and freestanding fridge/freezer. Further features include a UPVC double glazed window, tiled splashbacks and unit housed gas central heating boiler.

### Bedroom One

13'5" x 12'5" (4.10 x 3.81)

Generous double bedroom with a UPVC triple glazed window and a radiator.

### Bedroom Two

12'7" x 9'5" (3.85 x 2.89)

Further well proportioned double bedroom with two UPVC double glazed windows and a radiator.

### Bathroom/WC

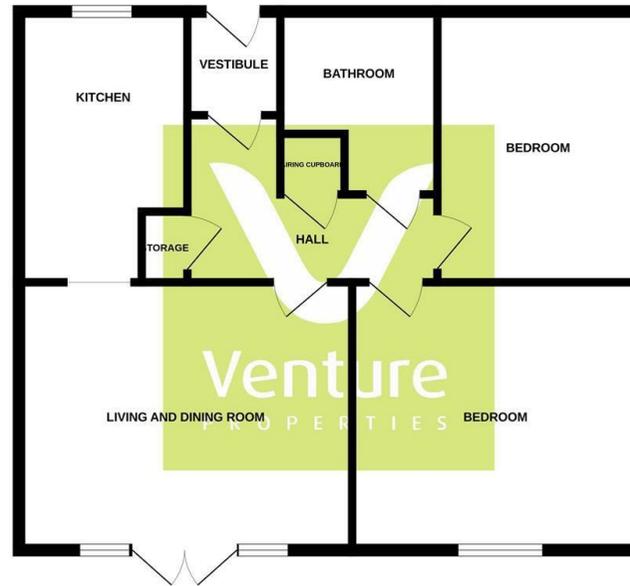
8'6" x 7'4" (2.60 x 2.25)

Fitted with a white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator and extractor fan.

### EXTERNAL

The apartment enjoys communal gardens and two allocated parking spaces plus further visitor bays.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and site 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 seller makes no representation or warranty as to the accuracy or efficiency of any information shown on this plan. Made with Ventago 02024



## Property Information

Tenure: Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/covage: Likely with O2, EE, Vodafone and Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,551 (Maximum 2025)

Energy Performance Certificate Grade B

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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