



Cunningham Court, Sedgfield, TS21 3BP  
1 Bed - Apartment  
Reduced £66,000

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Nestled within the heart of the highly sought after, family orientated area of Sedgefield, we are thrilled to offer to the market with no onward chain; this exceptionally well presented second floor apartment with one double bedroom on Cunningham Court. All furniture is to remain within the property, making this is an ideal opportunity for buy-to-let investors or first time buyers to acquire this tastefully decorated residence within this superb location. Having easy access to all of the local amenities Sedgefield itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from electric central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with storage, an impressive, open-plan lounge/diner/kitchen area with a range of fitted wall & base units, one double bedroom & a lovely family bathroom with modern three piece suite. Externally, there is an allocated parking bay to front. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated apartment for sale.

DISCLAIMER: All furniture is to remain

Leasehold: 982 years remaining

Ground Rent: £400 per year

Service Charge £156 per month

EPC Rating: D

Council Tax Band: A

#### **ENTRANCE HALLWAY**

#### **OPEN-PLAN LOUNGE / DINER / KITCHEN**

24'7 x 11'1 (7.49m x 3.38m)

#### **DOUBLE BEDROOM**

14'1 x 9'7 (4.29m x 2.92m)

#### **BATHROOM**

6'10 x 5'6 (2.08m x 1.68m)

#### **EXTERNALLY**



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Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

## DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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