



Aintree Drive, Bishop Auckland, County Durham, DL14

Asking Price: £80,000

Leasehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance Hall
Communal entrance on ground floor into apartment block, with communal stairs and hallway to private front door. Internal hall leading to lounge, bathroom and two bedrooms.

Lounge/Kitchen
21'4"x10'6" (6.5mx3.2m)
Laminate units and worktops house kitchen items and appliances. Open plan kitchen/living space with a window to the front and to the rear.

Bedroom 1
13'9"x10'10" (4.2mx3.3m)
Carpeted double bedroom with a window to the rear and an ensuite, with a walk-in shower, a toilet, and a sink.

Bedroom 2
10'6"x7'7" (3.2mx2.3m)
Carpeted double bedroom with a window to the rear.

Bathroom
Featuring a bath, a toilet, a sink and a frosted window to the rear.

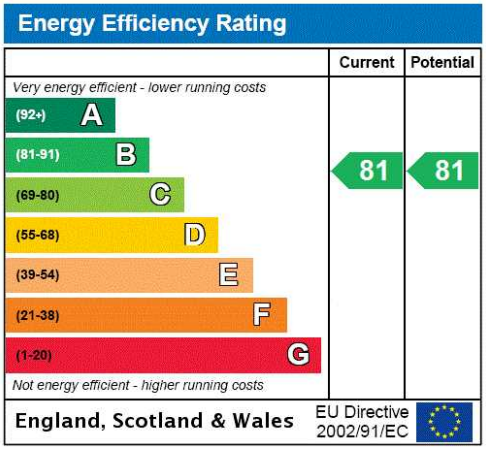
Additional Information
Floor Area 592 ft2/ 55 m2
Plot Size 0.06 acres
Local Authority Durham
Council Tax Band A
Council Tax Estimate £1,621
Year Built 2003-2006
Flood Risk
Rivers & Seas No Risk
Surface Water Low
Land Registry
Title Number DU316379
Tenure Leasehold
Last Sold £/ft2 £194
Lease Start Date 17/11/2008
Lease End Date 01/01/2133
Lease Term 125 years from 1 January 2008
Lease Term Remaining 107 years

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be









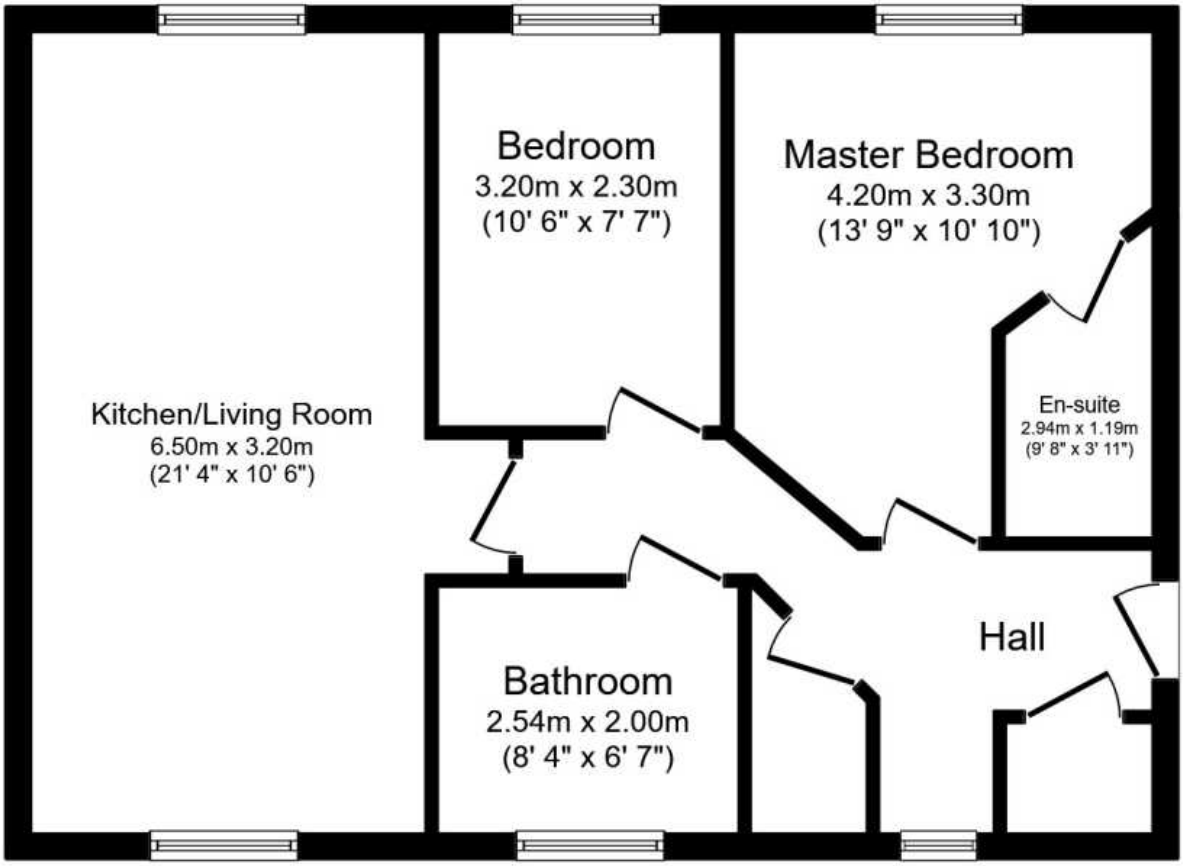
registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Charges

Council Tax Band: A

EPC Rating: B



Floor Plan

al floor area 59.0 sq. m. (635 sq. ft.) approx

s plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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