HUNTERS®

HERE TO GET *you* THERE



Burdon Court

Horden, SR8 4JA

Asking Price £42,500

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IDEAL INVESTMENT OR FIRST HOME - OVER 10% POTENTIAL RENT YIELD ... Situated on Burdon Court, Horden, this well-proportioned purpose-built ground floor apartment offers comfortable living space with a bright lounge, fitted kitchen, two bedrooms and a family bathroom. The property is set within maintained communal areas and is ideally suited to first time buyers, downsizers or buy-to-let investors. Conveniently located for local amenities and transport links. For further information regarding Hunters comprehensive Lettings Management facilities and viewings please contact you local Hunters office situated in the nearby Castle Dene Shopping Centre. EPC: C, Council Tax Band A.







Communal Hallway
Accessed via a shared entrance, the building offers a tidy communal hallway with staircase leading to the upper floors and access to the apartment.

Private Hallway
A welcoming hallway providing access to all rooms, with a practical layout for coats/shoes and everyday storage.

Lounge 15'4" x 11'7" (4.69m x 3.54m)
A bright and generously sized living room with two windows allowing plenty of natural light. Finished with modern flooring and neutral décor, providing ample space for both lounge furniture and a small dining area if required.

Kitchen 9'8" x 6'2" (2.97m x 1.90m)
A fitted kitchen with a range of wall and base units, contrasting work surfaces and tiled flooring. Includes sink/drainer and an integrated oven with gas hob and extractor above, a wall mounted gas boiler and space for additional appliances.

Bathroom 6'4" x 6'2" (1.95m x 1.89m)
A three-piece suite comprising bath, wash hand basin and low-level WC, complemented by partial tiling and a frosted window for privacy.

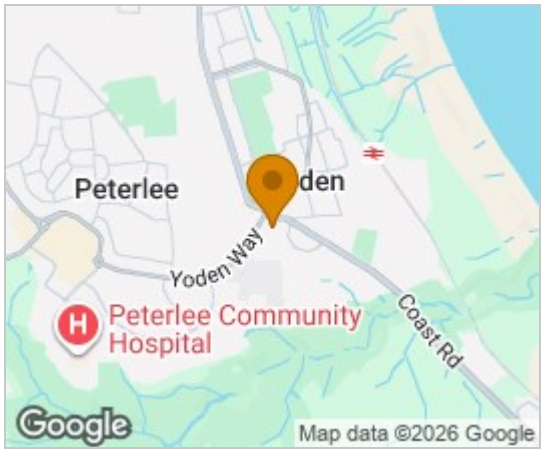
Master Bedroom 11'7" x 11'1" (3.54m x 3.39m)
A well-proportioned double bedroom finished in neutral tones, with a window overlooking the surrounding area and space for wardrobes/drawer storage.

Second Bedroom 10'2" x 6'11" (3.11m x 2.13m)
A versatile second bedroom, ideal as a guest room, child's bedroom or home office, also finished neutrally with a window and space for furnishings.

Outdoor Space
The apartment benefits from an allocated parking space, providing convenient off-street parking close to the building—ideal for day-to-day use and added peace of mind.

Allocated Parking Bay
Externally, the development is set within well-kept communal grounds, with lawned areas and paved pathways surrounding the building, offering a pleasant open aspect and space to enjoy the outdoors. The property has an allocated parking bay and various communal visitor parking bays.

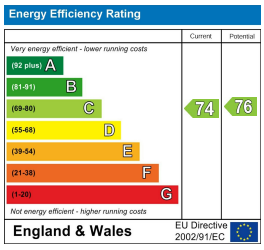
Area Map

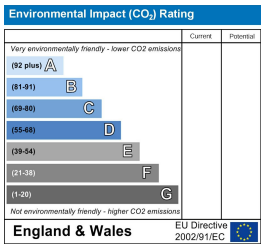


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com https://www.hunters.com