Bower Court, Coxhoe, DH6 4JT
2 Bed - Apartment
O.I.R.O £90,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Bower Court
Coxhoe, DH6 4JT

No Chain ** Superb First Buy or Buy-to-Let ** Approx. Rental Yield of 9/10% ** Lovely Outside Space & Parking ** Spacious Floor Plan ** Ground Floor ** Two Bathrooms ** Early Viewing Advised **

Situated within the small and attractive development of Bower Court in the popular village of Coxhoe, this larger-style ground floor apartment offers spacious, well-presented accommodation, complemented by a lovely private outlook, access to outside space and convenient parking.

The property benefits from uPVC double glazing and gas central heating throughout, with a thoughtfully arranged floor plan designed for comfortable, modern living.

An entrance hallway provides access to two well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. Undoubtedly one of the standout features is the superb open-plan living, kitchen and dining area, creating a wonderfully spacious and sociable heart to the home. Enjoying an abundance of natural light, this impressive room features French doors opening directly onto a small patio area, providing a pleasant spot to sit and relax whilst enjoying the private aspect.

Bower Court is conveniently positioned within Coxhoe, a well-served village offering a good range of everyday amenities, shops and local facilities. Excellent road connections provide easy access to surrounding towns and villages, whilst the historic city of Durham is just a short drive away.

Combining generous ground floor accommodation, an appealing setting and excellent convenience, this lovely apartment is sure to appeal to a variety of buyers seeking comfortable, low-maintenance living in a desirable village location. Early viewing is highly recommended to fully appreciate the space and setting on offer.

Agents Notes

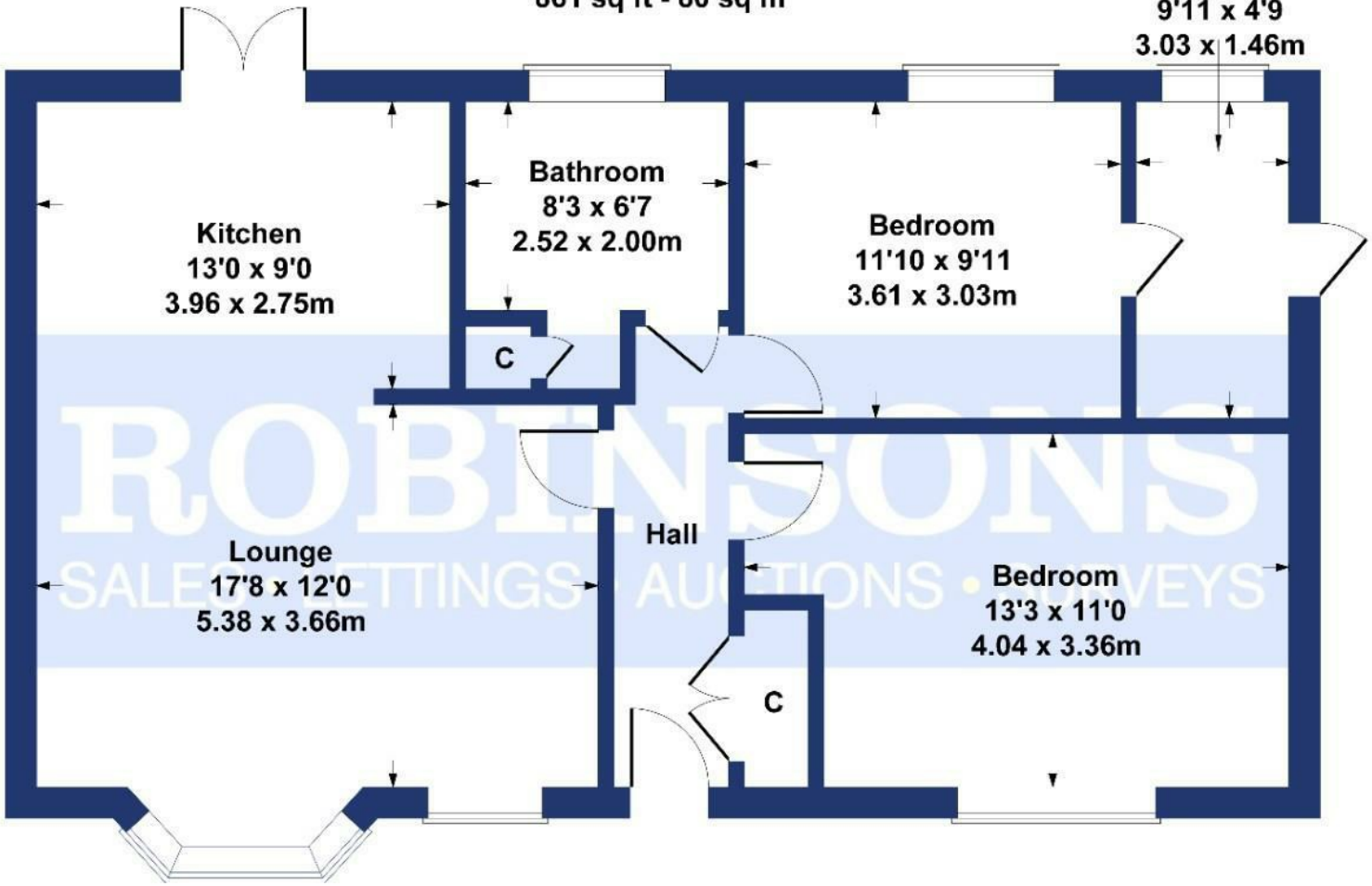
Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Leasehold - 125 years from 16/8/2006 to 01/01/2130. Approx. 103 years remaining.
Ground rent £50pa and Service charge £1175.03pa
Estate Management Charge – No
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

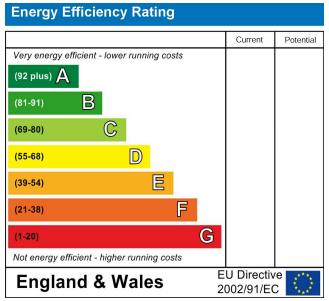
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Bower Court

Approximate Gross Internal Area
861 sq ft - 80 sq m





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

1 Old Elvet, Durham City, Durham, DH1 3HL
Tel: 0191 386 2777
info@robinsonsdurham.co.uk
www.robinsonsestateagents.co.uk

RICS

ARLA
Association of Residential Letting Agents

mortgage CHOICE
from Robinsons