





Old Dryburn Way, North End, DH1 5SE
2 Bed - Apartment
O.I.R.O £175,000

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** WELL PRESENTED THROUGHOUT * TOP FLOOR APARTMENT WITH VIEWS TOWARDS DURHAM * MODERN FITTINGS * MUST BE VIEWED *

Positioned on the top floor, the apartment comprises of: entrance hall, two good sized bedrooms, modern fitted kitchen with some integral appliances, bathroom/wc and spacious lounge/dining room with French doors to the balcony which has views towards Durham City. Externally there is an allocated parking bay.

Situated in the highly regarded and popular North End area of Durham, the Old Dryburn Way development offers a convenient location within walking distance to the City Centre. Residents can easily access a comprehensive range of shopping, recreational facilities, and amenities. For commuters, the development is well-connected, with Durham train station and major road links easily reachable.

Communal Entrance
Stairs to all floors.

Hallway

Lounge/Dining Room
14'4" x 12'9" (14'04" x 12'09") (4.37 x 3.89)

Kitchen
11'1" x 7'1" (11'01" x 7'01") (3.38 x 2.16)

Bedroom
11'8" x 9'10" (3.56 x 3.00)

Bedroom
12'2" x 9'2" (12'02" x 9'02") (3.71 x 2.79)

Bathroom/Wc
7'0" x 6'4" (2.13 x 1.93)

Agent Notes
Council Tax: Durham County Council, Band C - Approx. £2551p.a
Tenure: Leasehold - 155 year lease from 31/01/2160 and so approximately 134 years remaining. Ground Rent Approx. £250 per year and Service Charge Approx. £91 per month.

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
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 – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – No
Probate – NA
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.
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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.











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Old Dryburn Way

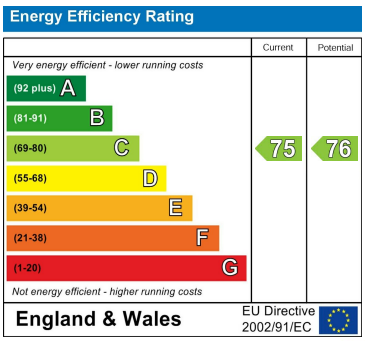
Approximate Gross Internal Area
618 sq ft - 57 sq m



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. 2018



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