



Glamis Court, Woodstone Village, DH4 6TR
2 Bed - Apartment
£85,000

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* NO CHAIN * SECOND FLOOR APARTMENT * SOUGHT AFTER MODERN DEVELOPMENT * IDEAL FOR A VARIETY OF BUYERS * ALLOCATED PARKING * PLEASANT COUNTRYSIDE VIEWS *

Offered for sale with no onward chain is this well presented two bedroom second floor apartment, occupying a pleasant position within the highly sought-after Woodstone Village development. Enjoying attractive countryside views and spacious accommodation throughout, the property is ideal for first-time buyers, professionals, downsizers and buy-to-let investors alike.

The floorplan comprises a welcoming entrance hallway, spacious lounge and dining area with pleasant open views, fitted kitchen, two good sized bedrooms and a bathroom fitted with a white suite incorporating a shower over the bath. Externally, the property benefits from an allocated parking space together with additional visitor parking.

Glamis Court forms part of the popular Woodstone Village development, ideally positioned for convenient access to Chester le Street, Houghton le Spring and Durham City. Excellent road links via the A1(M) make commuting throughout the North East straightforward, while local shops, schools and everyday amenities are all within easy reach. The development also enjoys pleasant surrounding countryside and nearby walking routes, offering an excellent balance between modern living and outdoor recreation.

Entrance

Lounge/ Diner

Kitchen

Bedroom

Bedroom

Bathroom

EXTERNAL

The apartment benefits from allocated parking and enjoys pleasant countryside views.

Agent's Notes

Council Tax: Durham County Council, Band B.

Tenure: Leasehold, 100 years remaining, Service charge approx £1400 per annum, ground rent £50 per annum.

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No.

Probate – Not applicable.

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – No lift.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DURHAM

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WYNYARD

The Wynd

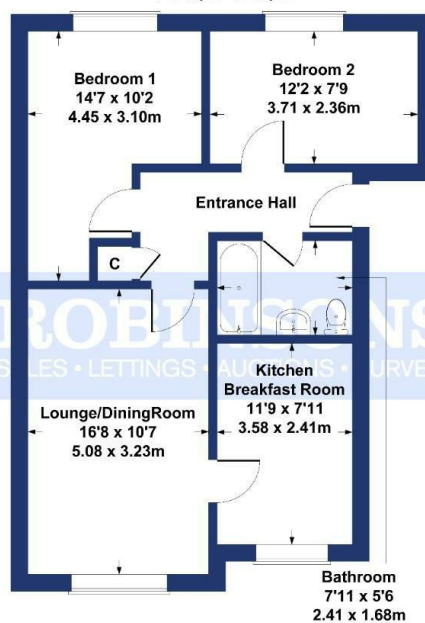
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Glamis Court

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. 2026

DURHAM REGIONAL HEAD OFFICE

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