



The Firs, Kimblesworth, DH2 3NX
2 Bed - Apartment
£96,500

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* NO CHAIN * OVER 100 YEARS LEFT ON LEASE *
 SUPERBLY WELL PRESENTED * EXCELLENT CONDITION *
 COUNTRYSIDE VIEWS * ALLOCATED CAR PARKING *
 READY TO MOVE INTO *

Available with no onward chain is this superbly well presented two bedroom first floor apartment.

Situated within a modern development in Kimblesworth, the apartment offers exceptionally spacious accommodation finished to a high standard throughout. It benefits from allocated car parking, visitor parking, and a secure intercom entry system. The floor plan comprises: hallway, 2 large storage cupboards, generous lounge measuring over 20ft with bay window, attractive fitted kitchen with integral appliances, two double bedrooms, and a modern white suite bathroom.

Kimblesworth is a well-placed village surrounded by countryside yet only a short drive from Chester-le-Street and Durham City, both offering a wide range of shops, restaurants and amenities. There are nearby bus routes and superb access to the A1(M) and A167 for commuting across the region, including Newcastle upon Tyne, Gateshead and Durham. The location also provides access to schools, Durham university, leisure facilities, and picturesque walking routes.

Viewing comes highly recommended.

Hallway

10'2" x 8'4" (3.1 x 2.55)

Living Room

20'2" x 10'3" (6.17 x 3.14)

Kitchen

12'6" x 6'8" (3.83 x 2.04)

Bedroom One

14'2" x 11'10" (4.34 x 3.62)

Bedroom Two

14'2" x 9'2" (4.34 x 2.80)

Bathroom

7'0" x 6'4" (2.14 x 1.95)

Agent's Notes

Tenure: Leasehold – 104 years remaining. The ground rent is £150 per year and the service charge is £1047.76 per year.

Council Tax: Durham County Council, Band A - Approx. £1,701p.a

Energy Rating: C

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 – None known.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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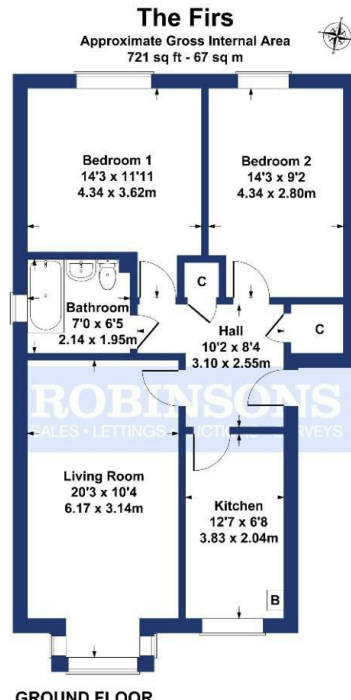
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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T: 0191 383 9994 (option1) (Lettings)

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The Wynd

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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