



Minster Court, Belmont, DH1 2DP
1 Bed - Apartment
O.I.R.O £85,000

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No Upper Chain ** Popular & Convenient Location ** Ground Floor Apartment ** Private Entrance ** Upvc Double Glazing & GCH Via Combination Boiler ** Communal Gardens & Parking ** Ideal for First Time Buyers, Professionals or Retirees ** Good Buy-to-Let Potential ** Must Be Viewed **

The floor plan comprises: entrance hallway, which gives access to the comfortable living room, which has pleasant views, fitted kitchen with a range of units, double bedroom and a shower room/WC. Outside there are well maintained communal gardens and parking areas.

Minster Court, is a pleasant block of apartments situated in the sought-after Belmont area of Durham, offering a very convenient living experience. This charming location boasts convenient proximity to local bus routes and a wide array of everyday conveniences within the development itself, including a post office, public library, doctors' surgery, and schools catering to all age groups.

Belmont enjoys an advantageous position for commuters, as it is only approximately 3 miles away from Durham City Centre, where you can access a comprehensive range of shopping and recreational opportunities. Furthermore, it provides excellent commuting options, as it is just a short drive from the A(690) Durham to Sunderland Highway and the A1(M) Motorway Interchange at Carrville, offering efficient road connections to both the North and South.

Private Entrance

Hallway

Kitchen

10'6 x 7'6 (3.20m x 2.29m)

Shower Room

Lounge

15'10 x 10'4 (4.83m x 3.15m)

Bedroom

13'9 x 10'6 (4.19m x 3.20m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 49 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold 999 year lease from 05/08/1991. We have been advised the service charge is approx. £92 per month which includes buildings insurance, gardening etc.

Council Tax: Durham County Council, Band A - Approx. £1701 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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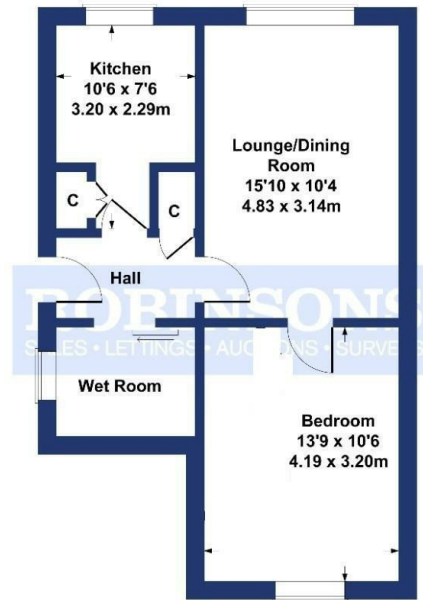
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Minster Court

Approximate Gross Internal Area
495 sq ft - 46 sq m



GROUND FLOOR

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 kWh/m ² A	76	Very environmentally friendly - lower CO ₂ emissions 105-120 g/m ² A	
120-135 kWh/m ² B	71	105-120 g/m ² B	
135-150 kWh/m ² C		120-135 g/m ² C	
150-180 kWh/m ² D		135-150 g/m ² D	
180-220 kWh/m ² E		150-180 g/m ² E	
220-250 kWh/m ² F		180-220 g/m ² F	
250-300 kWh/m ² G		220-300 g/m ² G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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