



Quebec Street, Langley Park, DH7 9XA  
4 Bed - Apartment  
Starting Bid £99,950

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Quebec Street

## Langley Park, DH7 9XA

\* Being Auctioned via the Great North Property Auction in connection with Robinsons \* Start bids welcome from £110,000 \* Buyers Premium applies please see full details for information \*

Rarely does such an investment opportunity present itself in the heart of our charming village. We're thrilled to offer two properties as a job lot, with sitting tenants in each, making them an attractive proposition for savvy investors.

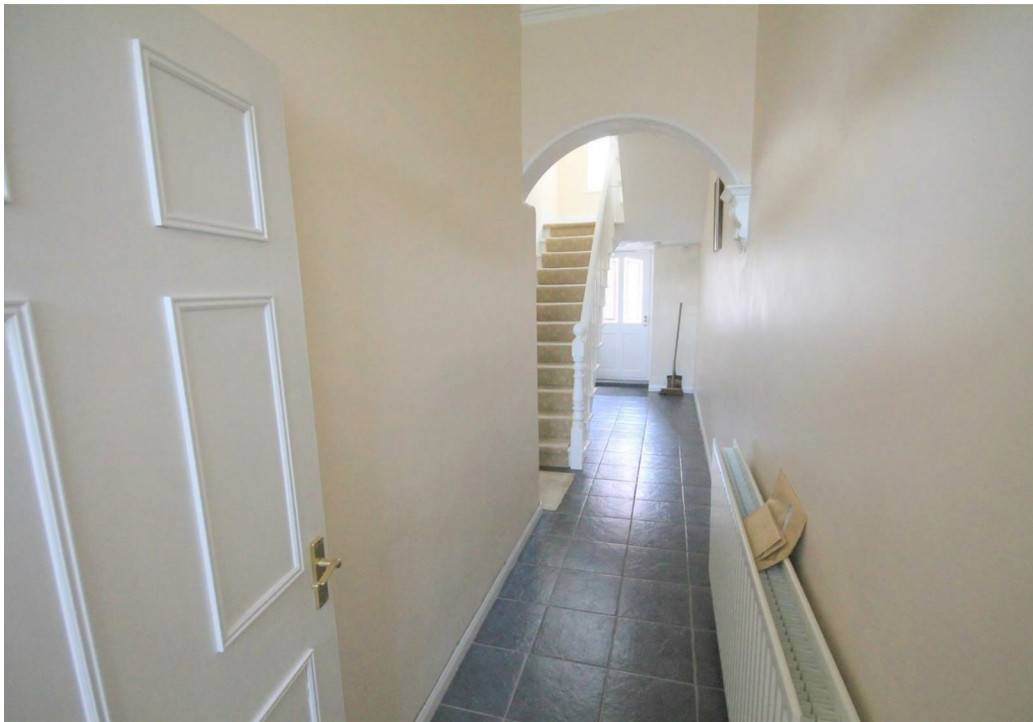
The first property, 1 Quebec Street, is an unfurnished one-bedroom ground floor apartment boasting ample space and a well-presented interior. With its communal entrance leading to a private entrance, spacious lounge, large bedroom, modern kitchen, and bathroom/wc, it promises comfortable living in a sought-after location.

Above is 1a Quebec Street, an unfurnished three-bedroom maisonette-style apartment spread over two floors. This spacious residence features a welcoming communal entrance, a generously proportioned lounge, a pleasant double bedroom, modern kitchen, bathroom with white suite, and separate WC. Upstairs, two double bedrooms with velux windows offer additional comfort.

Both properties benefit from gas central heating, double glazing, and enjoy a prime position close to local amenities and excellent road links. One property currently generates a rental income of £390 per calendar month, with the other achieves £550 per calendar month. This stability in tenancy provides immediate returns for investors.

If you're looking to expand your property portfolio these properties offer flexibility and promise endless opportunities. Don't miss out – seize this chance to secure your future investment. Contact us today to arrange a viewing and unlock the potential of these two exceptional properties!

















### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: The current owner owns the freehold. We understand the neighbouring property has a small section of flying freehold over the entrance hallway.

EPC Rating: Number 1 EPC Rating D. Number 1a EPC Rating D.

Durham Council Tax Band: A £1,621pa for each flat

Broadband

Basic

8 Mbps

Superfast

80 Mbps

Mobile Signal: Good

### 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 and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



### Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

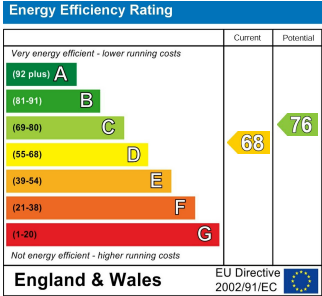
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









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.

