



Ferens Park, The Sands, DH1 1NU  
2 Bed - Apartment  
O.I.R.O £290,000

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# Ferens Park

## The Sands, DH1 1NU

No Upper Chain \*\* Fabulous Location \*\* Spacious Layout \*\* Well Presented \*\* Residents Parking \*\* Close to City Centre & Riverside \*\* Well Maintained Complex \*\* Ideal for a Variety of Buyers \*\* Short Lease \*\*

A beautifully presented apartment featuring a spacious communal entrance with lift and stairs to all floors. The private hallway leads to a master double bedroom with bay window, balcony access, fitted wardrobes, and en suite shower room, a second double bedroom, and a separate bathroom/WC. The fully fitted kitchen includes a range of integrated appliances, complemented by a stunning 23ft lounge/dining room with bay window and balcony access. Additional benefits include a secure underground residents' car park with remote-controlled entry, car wash facilities, lift access throughout, and a dedicated waste disposal room.

Nestled alongside the scenic banks of the River Wear, Ferens Park enjoys a prime location just a short stroll from Durham City Centre. Residents benefit from immediate access to a wide array of shopping outlets, cafes, restaurants, and leisure amenities, all within easy walking distance. Despite its proximity to the bustling city core, Ferens Park offers a sense of tranquillity, thanks to its picturesque riverside setting and the availability of nearby country and riverside walking routes—perfect for those who enjoy outdoor pursuits and scenic nature walks.

Strategically positioned within the city limits, the area is also exceptionally well connected for commuters. The nearby A(690) Durham–Sunderland highway provides swift access to the A1(M) interchange at Carrville, facilitating smooth travel north and south. Additionally, the A(19), a major arterial route linking to Teesside and other key destinations, is easily accessible, further enhancing the location's appeal for those who travel regularly for work or leisure.









## Communal Entrance

## Hallway

### Lounge Dining Room

23'4 x 15'9 (7.11m x 4.80m)

### Kitchen

10'4 x 9'2 (3.15m x 2.79m)

### Bedroom

17'5 x 10'6 (5.31m x 3.20m)

### En-Suite

### Bedroom

10'4 x 8'9 (3.15m x 2.67m)

### Bathroom/WC

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold. 99 Year lease, 68 years remaining. The ground rent is £20 twice a year (every 6 months). The service charges are £1308 twice a year (paid January and July).

Shenstone Properties Ltd (Leaseholder)

Ferens Park Maintenance Ltd (Management)

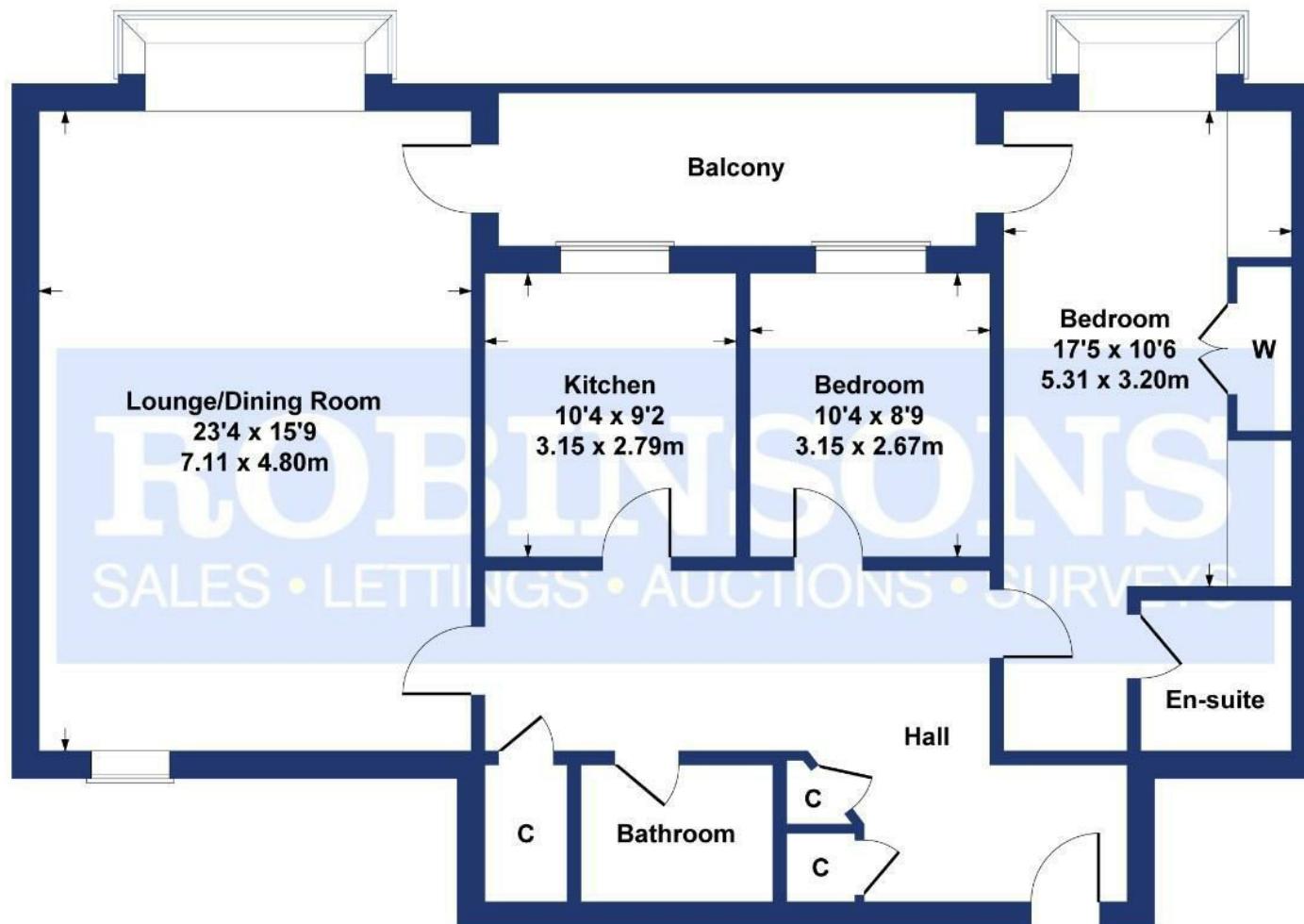
Council Tax: Durham County Council, Band F - Approx. £3685 p.a

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.

# Ferens Park

Approximate Gross Internal Area  
1112 sq ft - 103 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. 2025

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.

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		73	84
EU Directive 2002/91/EC			



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