





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

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Investment - Tenanted £600pcm ** Popular & Convenient Location ** Ground Floor Apartment ** Private Entrance ** Upvc Double Glazing & GCH Via Combination Boiler ** Communal Gardens & Parking ** 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 and ground rent 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.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their 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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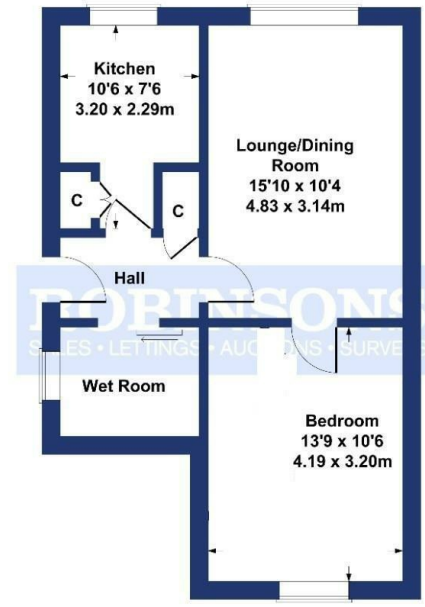
Minster Court

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.

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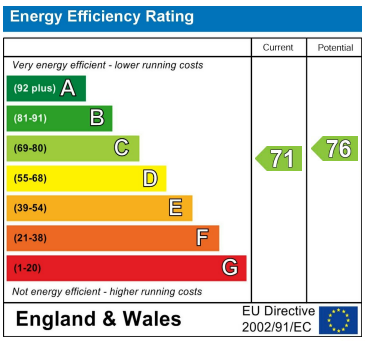

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent 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.

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