



© Robinsons Estate Agents

Aidan Gardens, DH1 2BF
2 Bed - Apartment
Offers Over £100,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

24% Discount Market Sale ** No Chain ** Self Managed Block - Share of Freehold ** Low Service Charge ** Very Popular Location ** Early Viewing Advised **

A beautifully maintained two-bedroom first-floor apartment offered for sale. Combining modern living with excellent convenience, this attractive home is ideal for first-time buyers and those looking to step onto the property ladder.

Accessed via a private entrance hallway with a useful built-in storage cupboard, stairs lead to the well-presented first-floor accommodation. The heart of the home is the impressive open-plan lounge, dining and kitchen area, thoughtfully designed to create a bright and welcoming living space. The contemporary kitchen is fitted with a range of integrated appliances and seamlessly flows into the dining and living areas, making it perfect for both everyday living and entertaining.

The apartment offers two generous double bedrooms, both providing comfortable accommodation, alongside a stylish modern bathroom fitted with a white suite and shower over the bath.

Externally, residents benefit from attractive communal gardens, an allocated parking space and additional visitor parking.

Situated within the sought-after Aidan Gardens development, the property enjoys excellent access to a range of local amenities including convenience stores, a post office, library and medical facilities, all located nearby. Durham City Centre is approximately three miles away and offers an extensive selection of shopping, dining, leisure and cultural attractions, while Dragonville Retail Park is also within easy reach.

For commuters, Belmont is perfectly positioned with excellent road links via the A690 and A1(M), providing straightforward access to Durham, Sunderland, Newcastle and the wider North East region.

Early viewing is highly recommended to appreciate the quality, location and outstanding value this apartment has to offer.



Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a

Tenure: Leasehold with share of freehold - Each individual owner has a share of the freehold and the block is self managed with only a £60 pm service charge in place. 999 year lease 02/03/2017 - 29/09/3015

Estate Management Charge – NA

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains metered

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 would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

Selective licencing area – No

Rights & Easements – None known

Flood risk – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Discount Market Scheme

The applicant needs to do an online form to check at www.durham.gov.uk/affordablehousing and the property reference is DMS 357.

The property is a Discount Market Sale which means that you own 100% of the property but there is a legal restriction that you can only sell for 76% of the value. This restriction is passed on at every sale so no owner at any point would ever sell for full price. The councils role is to make sure that the discount is passed on and that the next buyer meets the criteria to buy it.

Criteria for Discount Market Scheme:-

Be buying the property to live in it. (Can not own another property at point of purchase but back-to-back sales are permitted.)

Have a household income of less than £80,000 per year

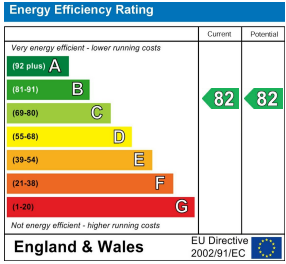
Have a local connection to the area. (This is any of the following. Have lived in the area for 3 of last 5 years. Have paid employment in the area. Have a need to care for someone in the area.)

Any interested person would need their eligibility checked. Please visit the website www.durham.gov.uk/affordablehousing and use the property reference DMS 357 .

Please ask the agent for further information.







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.

