

Bower Court, Coxhoe, DH6 4JT
3 Bed - Maisonette
Offers In Excess Of £100,000

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Introducing a remarkably spacious and exquisitely presented **THREE BEDROOM APARTMENT**, spanning two floors, now available in the thriving village of Coxhoe. Positioned on the outskirts of the village, this property enjoys an enviable location with a wealth of local amenities, schools, and shops just a stone's throw away. For even more choices, Durham City is approximately 4 miles north, offering a diverse range of amenities. Plus, convenient access to the A1(M) adds to the property's appeal.

The floor plan is thoughtfully designed, comprising a ground floor with a welcoming hall leading to the first floor. Here, you'll find a landing area, two bedrooms, a spacious lounge/kitchen, and a well-appointed bathroom. Ascend to the second floor to discover the master bedroom and a convenient shower room.

Not only does this apartment provide ample living space, but it also includes an allocated parking space for added convenience.

This is a fantastic opportunity to acquire a charming and spacious apartment in an attractive location with easy access to essential amenities. Don't miss out on this wonderful offer.

GROUND FLOOR:

PRIVATE ENTRANCE

FIRST FLOOR

BEDROOM

11'5" x 10'5" (3.48 x 3.18)

BEDROOM

11'5" x 6'9" (3.48 x 2.06)

OPEN PLAN LIVING KITCHEN DINER

24'3" x 12'10" (7.39 x 3.91)

BATHROOM/WC

SECOND FLOOR

MASTER BEDROOM

15'2" x 15'1" (4.62 x 4.60)

SHOWER ROOM/WC

Agent Note

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold. 125 years from 01/01/2005. Ground Rent £50pa (doubles every 25 years) Annual Service charge £1127.38

Council Tax: Durham County Council, Band B - Approx £1801pa

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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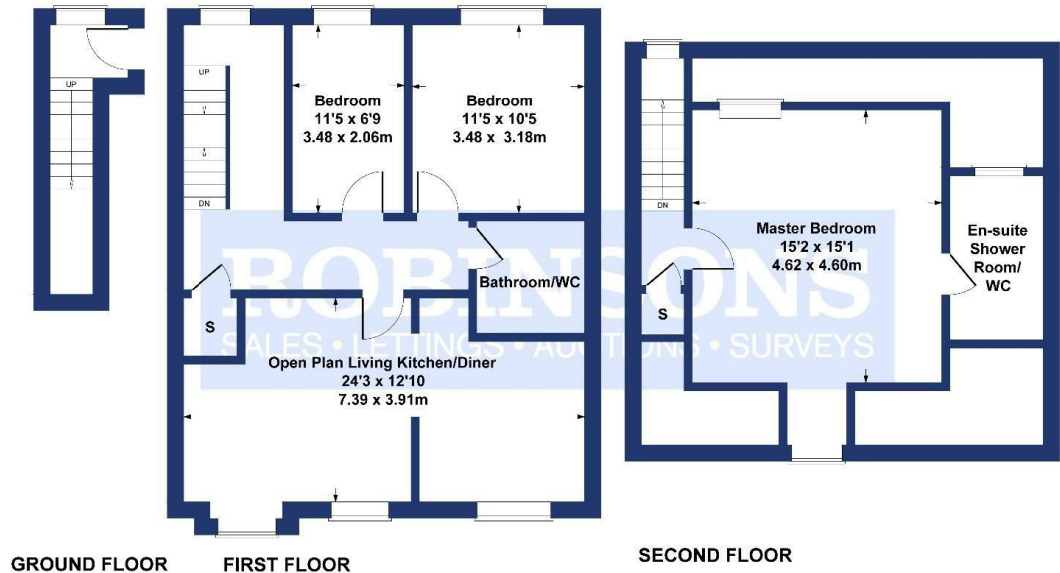
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bower Court

Approximate Gross Internal Area
1080 sq ft - 100 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		79	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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 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.

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