



The Sands Flats, The Sands, DH1 1LH
1 Bed - Apartment
£130,000

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Very Popular Location ** Ideal For a Variety of Buyers ** Early Viewing Advised ** Double Bedroom & Box Room ** Double Glazing & GCH Via Combi **

The floor plan comprises: entrance hallway, lounge, double bedroom, box room/study, modern fitted kitchen diner, re-fitted shower room/WC. Outside, there are communal gardens and access to Durham City and Riverside.

The Sands is a highly desirable and well-regarded residential area, known for its attractive location and convenient access to both natural beauty and urban amenities. Ideally positioned just a short stroll from Durham's vibrant city centre, residents can easily enjoy an array of shopping outlets, cafés, restaurants, cultural attractions, and leisure facilities—all within walking distance.

Nestled alongside the tranquil banks of the River Wear, The Sands offers direct access to scenic riverside walks and picturesque green spaces, making it a perfect setting for those who enjoy a balance of city living and outdoor relaxation. Whether it's a quiet morning jog, a leisurely afternoon walk, or a peaceful weekend picnic, the riverside paths offer a welcome escape into nature.

In terms of connectivity, the area is exceptionally well placed for commuters. The nearby A(690) provides swift links to both Durham and Sunderland, while the A1(M) Motorway Interchange at Carrville is just a short drive away, ensuring straightforward travel to regional destinations and beyond. This strategic location makes The Sands particularly appealing to professionals, families, and anyone seeking both convenience and quality of life.



Communal Entrance

Hallway

Lounge

Kitchen Diner

Bedroom

Box Room/Study

Shower Room/WC

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 20 Mbps, Superfast 80 Mbps, Ultrafast
1800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold. Lease term 125 Years from 10/09/2015.
£404 per year approx. for service, ground and insurance
combined

Council Tax: Durham County Council, Band B - Approx.
£1984 p.a

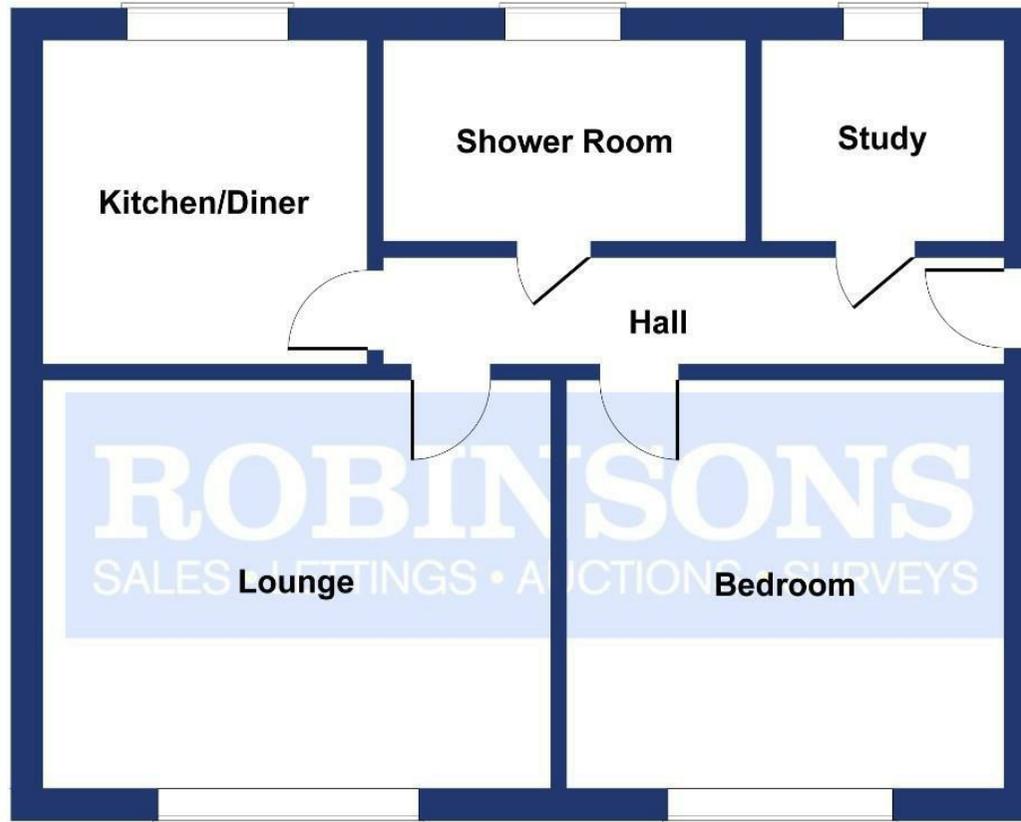
Energy Rating: C

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The Sands Flats



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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