



Belmont Court, Belmont, DH1 2QN
2 Bed - Apartment
O.I.R.O £110,000

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NO UPPER CHAIN ** LOVELY FIRST FLOOR APARTMENT ** SPACIOUS FLOOR PLAN ** PRIVATE ENCLOSED DEVELOPMENT ** CLOSE TO DURHAM CITY, AMENITIES AND TRANSPORT LINKS ** WELL MAINTAINED COMMUNAL GARDENS ** ALLOCATED PARKING ** IDEAL FOR PROFESSIONALS, COUPLES, FIRST TIME BUYERS, RETIRED OR INVESTORS (approx. £650pcm to £700pcm)**

The floor plan comprises: communal entrance with stairs to all floors, private hallway, open plan comfortable lounge/diner and kitchen with a range of built in appliances. There are two bedrooms with master en-suite and bathroom/wc. Outside is parking and communal gardens.

Belmont Court is located within Durham and has close proximity to national cycle routes, countryside and walks, local shops, bars, take away and restaurants. Located outside the development is a bus stop with good commuting links and links to Durham rail station. Motorists can gain access to the North and South on the A19 or the A1(M) via the A690. Durham City is approx. 1.5 miles: Sunderland approx. 11 miles: Newcastle approx. 14 miles and Newcastle Airport approx. 22 miles.

EPC Rating B

Council tax band B - approx. £1801pa

Leasehold - 125 year lease (106 years remaining) from 19/01/2006 to 24/06/2129

Service charge £1006.32 twice a year June/December

Ground rent £62.50 twice a year June/December



Communal Entrance

Hallway

Open Plan Living Dining Kitchen

Kitchen

16'8 x 5'11 (5.08m x 1.80m)

Lounge Diner

14'4 x 11'6 (4.37m x 3.51m)

Bedroom

10'11 x 8'9 (3.33m x 2.67m)

En-Suite Shower/WC

Bedroom

10'3 x 6'8 (3.12m x 2.03m)

Bathroom/WC

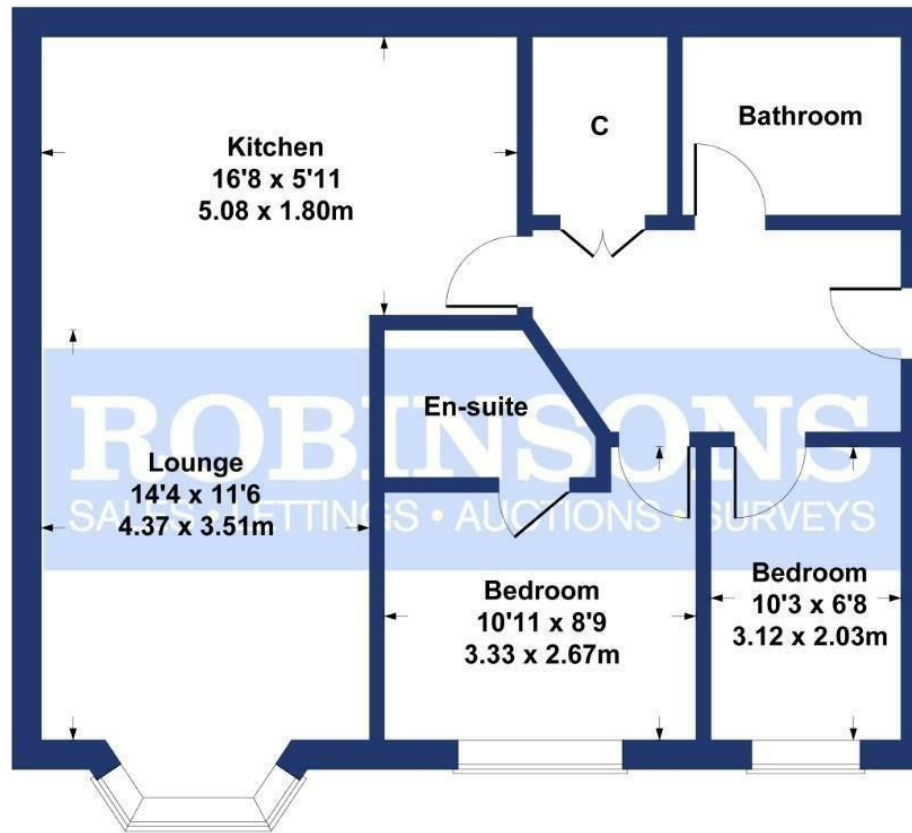






Belmont Court

Approximate Gross Internal Area
749 sq ft - 70 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. 2018

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	82	82
EU Directive 2002/91/EC		

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.