



Highgate, DH1 4GA
2 Bed - Apartment
O.I.R.O £249,950

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NO UPPER CHAIN ** CITY CENTRE LOCATION ** HIGHLY DESIRABLE ** TWO BEDROOMED FIRST FLOOR APARTMENT ** PARKING SPACE ** PRIVATE ENTRANCE ** TWO BATHROOMS ** LOCAL AMENITIES & TRANSPORT LINKS ** GCH & DOUBLE GLAZING ** IDEAL FOR A VARIETY OF BUYERS **

Briefly comprises: private entrance hall, lounge with double glazed sash style windows giving plenty of natural light, breakfasting kitchen with a range of wall and base units with complimenting work surfaces and range of integrated appliances, two good sized bedrooms with the master en-suite shower room/wc and there is a bathroom/wc. Externally the property has a designated parking space.

Highgate is a small executive style development in the heart of Durham City. It should appeal to a variety of prospective purchasers including executive clients, landlords or those looking for a City centre second home. The property is well located for easy access to Durham City centre, local shops, recreational facilities, bars, restaurants and riverside walks.

Energy Rating C

Council Tax Band: D Approx £2203pa

Tenure: Leasehold 999 years from 2001 approx. £130 per year service charge/ground rent



Private Entrance

Stairs to landing

Landing Entrance**Comfortable Lounge Dining Room**

18'5 x 17'7 (5.61m x 5.36m)

Kitchen Breakfast Room

12'9 x 11'5 (3.89m x 3.48m)

Bedroom

11'10 x 10'5 (3.61m x 3.18m)

En-Suite**Bedroom**

12'10 x 10'2 (3.91m x 3.10m)

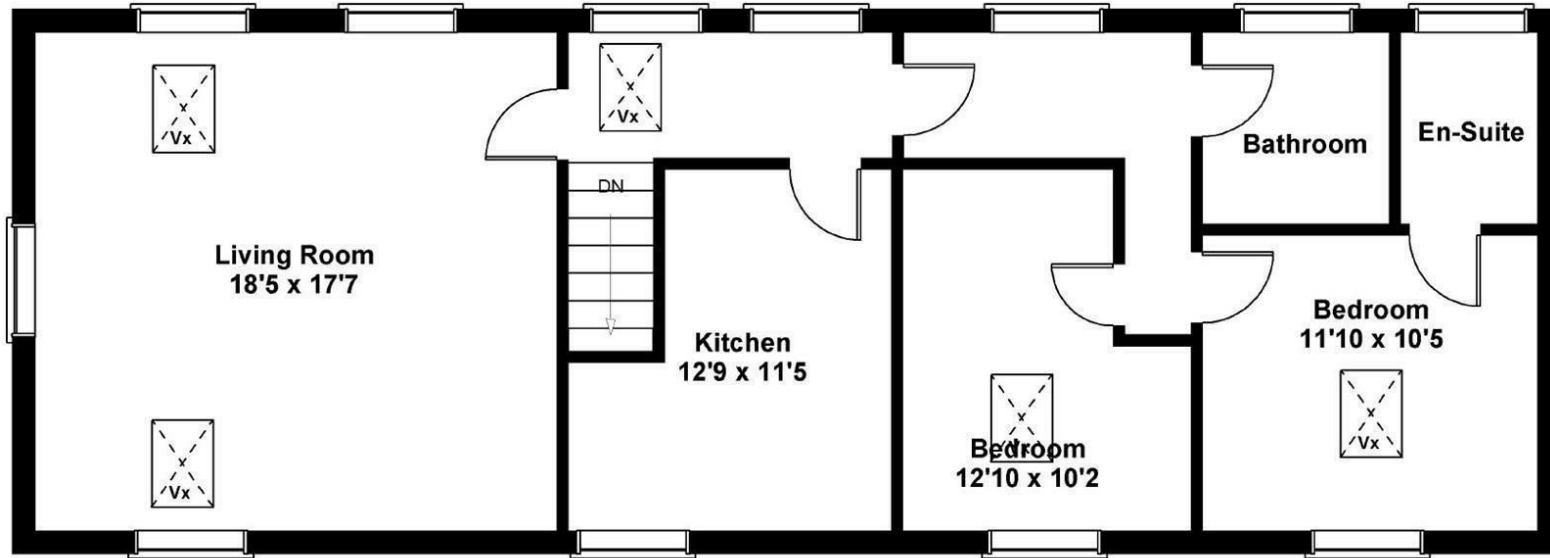
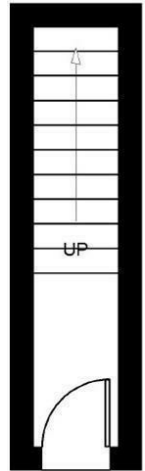
Bathroom/WC





Highgate, Durham City

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	73
(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	



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.