



Grange Court, High Street, Carrville, DH1
1BL
2 Bed - Apartment
O.I.R.O £85,000

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No Chain ** Ideal First Buy, Investment or Professional Dwelling
** First Floor Apartment ** Popular & Convenient Location **
Good Local Amenities & Transport Links ** Possible Rental
Income £600pcm ** Parking Space ** GCH & Upvc Double
Glazing ** Must Be Viewed **

The floor plan comprises: communal entrance with intercom system, private hallway, comfortable open plan living kitchen diner with french doors to the Juliet balcony, two bedrooms and bathroom/wc.

Grange Court has for many years proved to be an extremely popular location as it is conveniently situated close to a good range of everyday shops etc, which are available within Carrville itself, as well as nearby Belmont. It is conveniently situated for access to Durham City Centre which is approximately 3 miles distant and is within a few minutes drive of the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

EPC Rating B

Council tax band B approx. £1713pa

Lease - 01/01/2006 to 31/12/2130, approx.108 years remaining.

Service charge approx. £98 per month and ground rent approx. £125 per annum.

Communal Entrance

Hallway

Living Kitchen Diner

27'4 x 10'3 (8.33m x 3.12m)

Bedroom

11'7 x 9'3 (3.53m x 2.82m)

Bedroom

11'3 x 7'9 (3.43m x 2.36m)

Bathroom/WC

11'3 x 5'4 (3.43m x 1.63m)



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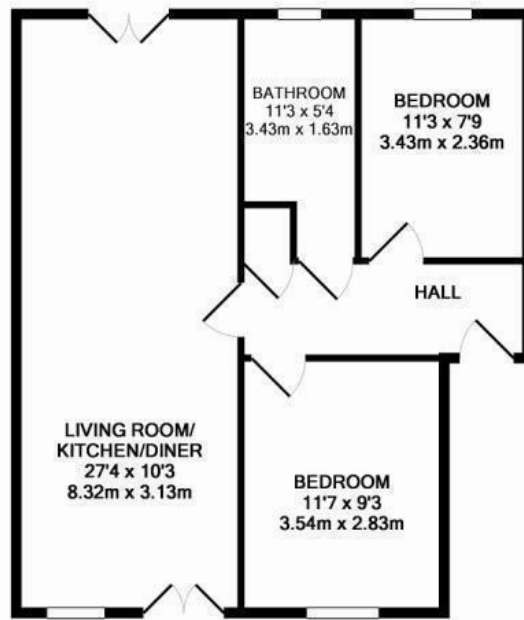
Surveys and EPCs

Property Auctions

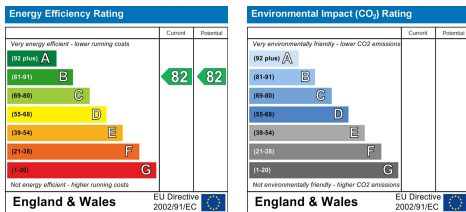
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)



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