



Belgravia House, Gilesgate, DH1 1DY
1 Bed - Apartment
O.I.R.O £69,950

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STUNNINGLY REFURBISHED ** TOP FLOOR APARTMENT ** EXTENDED LEASE ** NEW HEATING SYSTEM ** IDEAL INVESTMENT PROPERTY OR PROFESSIONAL DWELLING ** POPULAR & CONVENIENT LOCATION ** OUTSKIRTS OF DURHAM CITY ** GOOD AMENITIES AND TRANSPORT LINKS ** DETACHED GARAGE IN BLOCK **

Briefly comprising, communal entrance door with stairs to all floors, private entrance hall, open plan lounge and re-kitchen which has integral oven and hob. There is a double bedroom and modern bathroom/wc fitted with a white suite. Outside there are communal garden areas, parking and detached single garage.

Belgravia House is situated within this well established and popular development. It is within easy reach of local neighbourhood shops, schools etc, which are all available within Gilesgate itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which is approximately 2 miles distant. Gilesgate is also well placed for commuting purposes being just off the A(690) Durham to Sunderland Highway which offers access to the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

EPC rating tbc
Council tax band A - approx. £1544 pa
Leasehold - Recently extended lease to 186 years
Owner advises approx. £154pm service charge and £6pa ground rent..



ENTRANCE LOBBY

OPEN-PLAN LOUNGE / KITCHEN

18'6 x 9'1 (5.64m x 2.77m)

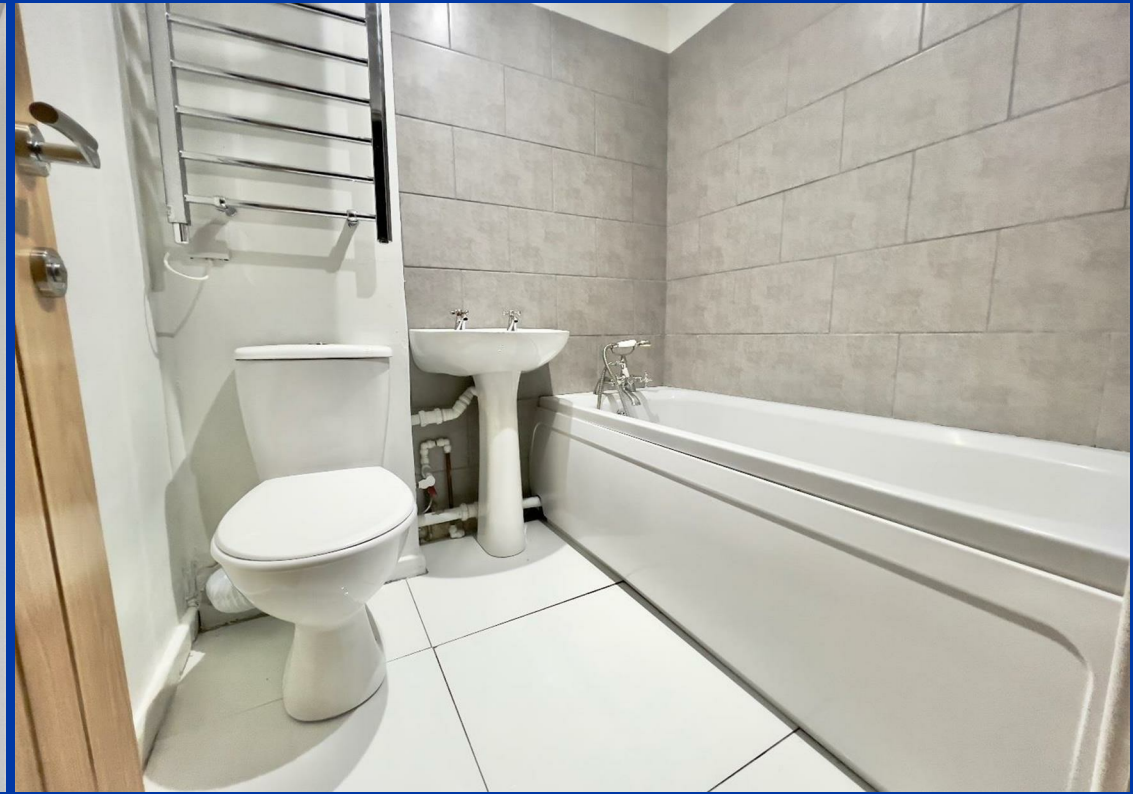
BEDROOM

11'10 x 7'5 (3.61m x 2.26m)

BATHROOM

6'1 x 5'5 (1.85m x 1.65m)







Belgravia House

Approximate Gross Internal Area
312 sq ft - 29 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			
(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		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.