



Herons Court, Gilesgate, DH1 2HD  
2 Bed - Apartment  
£140,000

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## Herons Court Gilesgate, DH1 2HD

Welcome to Herons Court, a splendid, extremely spacious two-bedroom second floor apartment located in the desirable area of Gilesgate, just on the outskirts of Durham City. This property presents an excellent opportunity for both investors and those seeking a comfortable home close to a wealth of amenities.

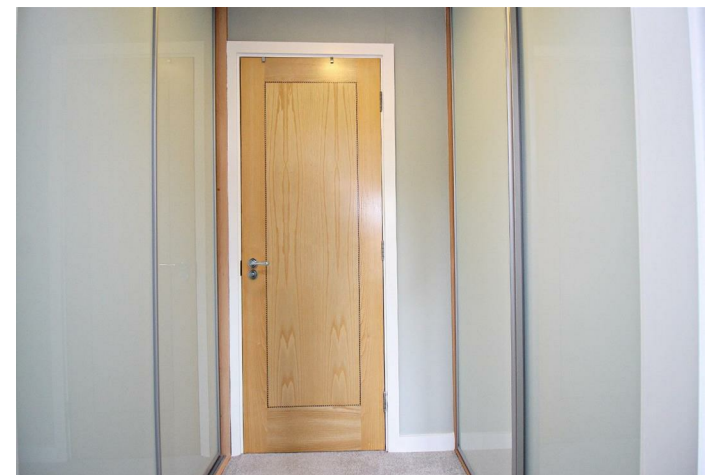
Upon entering the apartment, you will find a well-designed floor plan that maximises space and functionality. The entrance hall leads to a convenient utility room and a modern bathroom. The spacious lounge provides a perfect setting for relaxation, while the kitchen/breakfast room is ideal for culinary enthusiasts and casual dining alike. The master bedroom is a true highlight, featuring a dressing area with fitted wardrobes, and an en suite shower room, ensuring privacy and comfort. A second bedroom offers additional space, perfect for guests or as a home office.

Residents of Herons Court can enjoy the benefits of communal grounds, providing a pleasant outdoor space to unwind. An allocated parking space adds to the convenience of this property, making it easy to come and go as you please.

Gilesgate is a vibrant community with a variety of local shops including the nearby Durham City Retail Park. The bustling city centre of Durham is just a short distance away, offering an array of retail shops, bars, restaurants, and cultural attractions, including the prestigious Durham University and the main train station. The A1M is a 5 minute drive away giving access throughout the north east.

This apartment at Herons Court is not just a place to live; it is a gateway to a lifestyle enriched by the charm and vibrancy of Durham. Whether you are looking to invest or to settle down, this property is sure to meet your needs.

To arrange a viewing please call Robinsons on 0191 3862777



















## GROUND FLOOR

### Entrance Lobby

## SECOND FLOOR

### Landing

### Hallway

5.56 x 1.8 (1.52m.17.07m x 0.30m.2.44m)

### Lounge

17'7" x 15'5" (5.36m x 4.70m)

### Kitchen

13'3" x 9'6" (4.04m x 2.90m)

### Utility

13'3" x 5'7" (4.04m x 1.70m)

### Bedroom 1

16'4" x 14'9" (4.98m x 4.50m)

### Dressing Area

10'7" x 4'5" (3.25 x 1.35 )

### Ensuite

10'7" x 5'10" (3.25 x 1.8)

### Bedroom 2

16'4" x 14'4" (4.98m x 4.37m)

### Bathroom

8'2" x 5'6" (2.49 x 1.70)

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 12 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Average-Good

Tenure Leasehold (125 years from 01/01/2005 - 104 years remaining) Annual Ground Rent £80.00. Annual

Service Charge £1,998.00

Council Tax: Durham County Council, Band C - Approx. £2268 pa

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

### CHARGES

Ground rent- £80 per annum

Service/management charges - £1998 per annum







# Herons Court

Approximate Gross Internal Area  
1169 sq ft - 109 sq m

Dressing Room  
10'8 x 4'5  
3.25 x 1.35m

Master Bedroom  
16'4 x 14'9  
4.98 x 4.50m

En-suite  
10'8 x 5'11  
3.25 x 1.80m

Living Room  
17'7 x 15'5  
5.36 x 4.70m

Hall  
18'3 x 5'11  
5.56 x 1.80m

Bedroom 2  
16'4 x 14'2  
4.98 x 4.32m

Bathroom  
8'2 x 5'7  
2.49 x 1.70m

Utility  
13'3 x 5'7  
4.04 x 1.70m

Kitchen  
13'3 x 9'6  
4.04 x 2.90m

## GROUND FLOOR

### 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	81
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



