



Bower Court, Coxhoe, DH6 4JT
2 Bed - Apartment
£74,950

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Recently Upgraded ** Ideal Investment, First Buy or Professional Property ** Popular Village Location ** Well Presented ** Parking ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Good Road Links & Amenities ** First Floor Apartment ** Communal Gardens ** Early Viewing Advised **

The floor plan briefly comprises: entrance, comfortable lounge, modern kitchen, two bedrooms, master en-suite and main bathroom/WC. Outside, there are communal gardens and allocated parking space.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.



Lounge

13'0" x 17'09" (3.96 x 5.41)

Kitchen

9'06" x 13'06" (2.90 x 4.11)

Bedroom

15'06" x 10'10" (4.72 x 3.30)

En-suite

4'10" x 5'11" (1.47 x 1.80)

Bedroom

13'07" x 8'05" (4.14 x 2.57)

Bathroom

4'09" x 8'09" (1.45 x 2.67)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast
10000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold 125 years from 01/10/2006. Ground Rent
£50pa. Service charge 1/7/25 – 30/6/26 £1315. Per the
terms of the lease, the property cannot be used as a holiday
let.

Council Tax: Durham County Council, Band B - Approx.
£1891 p.a

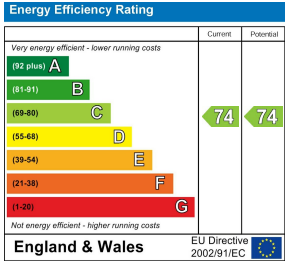
Energy Rating: C

** The vendor is the principle of Robinsons Estate Agents **

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