



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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**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 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 - £1,305.05 01/07/24 - 30/06/25

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

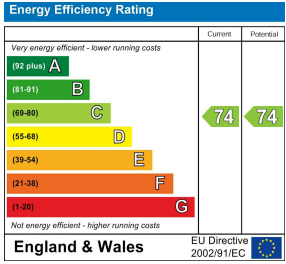
Energy Rating: C

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

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 authorities. Robinsons cannot accept liability for any information provided.







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.