



Bower Court, Coxhoe, DH6 4JT
2 Bed - Apartment
O.I.R.O £79,950

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Attention Landlords ** Ideal Investment Property ** Sold With Tenant Currently Paying £550pcm ** 8% Yield ** Popular Village Location ** Well Presented ** Parking ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Good Road Links & Amenities ** Ground Floor Apartment ** Early Viewing Advised **

Briefly comprising: entrance hall, spacious living/dining room, fitted kitchen/breakfast room including oven and gas hob. There are two double bedrooms and bathroom/wc with shower over the bath. Outside is parking and communal gardens.

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.

** Images are from prior to current tenancy **



Entrance**Lounge Diner**

16'8" x 12'3" (5.08 x 3.73)

Kitchen

11'9" x 10'5" (3.58 x 3.18)

Bedroom

12'1" x 9'2" (3.68 x 2.79)

Bedroom

11'7" x 6'11" (3.53 x 2.11)

Bathroom/WC

9'1" x 5'3" (2.77 x 1.60)

Agent 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

Tenure: Leasehold 125 years from 2005 Annual Ground Rent approx. £50pa Annual Service Charge £1,000pa details to be confirmed

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

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 authorities. Robinsons cannot accept liability for any information provided.

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.

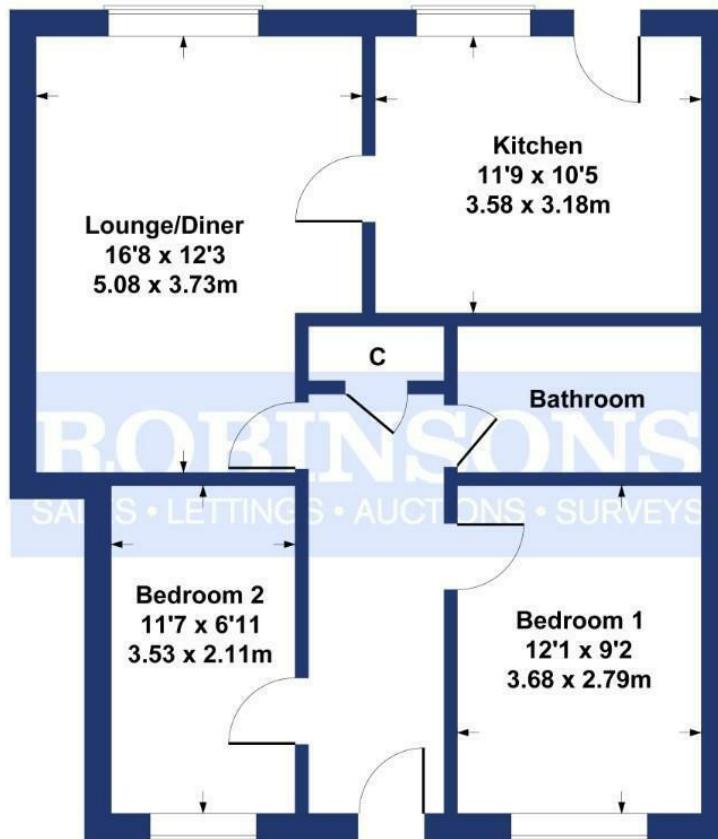




Bower Court

Approximate Gross Internal Area

695 sq ft - 65 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. 2021

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	79	79
(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	