



Orchard House, New Elvet, DH1 3DB
1 Bed - Apartment
Offers Over £85,000

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**** NO CHAIN ** OVER 55's COMPLEX ** CITY CENTRE LOCATION ** SECURED PRIVATE PARKING ** CLOSE TO SHOPS AND RESTAURANTS ** SECURE INTERCOM SYSTEM ** PLEASANTLY SITUATED FIRST FLOOR APARTMENT ****

The property benefits from lift and stair-well access and is pleasantly situated within the block, overlooking the rear gardens and car park. The floor plan briefly comprises: entrance via secure intercom system, inner hallway, inviting living room, kitchen, bedroom with fitted wardrobes, and a shower room/WC. Within the apartment complex, there are also well-maintained hallways and a communal lounge and kitchen. Externally, there are car parking facilities.

Orchard House is located on New Elvet in the heart of Durham City and offers excellent access to amenities, recreational facilities, motoring links, restaurants, and entertainment hot spots, which should appeal to a variety of people. It is also a short walk from the Durham Cathedral World Heritage Site. We would strongly recommend an early internal inspection to fully appreciate the accommodation on offer.

The asking price reflects the fact that a full refurbishment of the exteriors and roof, plus new double-glazed PVC Heritage windows, has been paid for. The total cost of the works involved in the building is circa. £465,000. A full specification of the work being carried out can be provided. The current seller has paid the circa. £9,000 towards the improvements.



Hallway**Lounge**

14'1" x 9'10" (4.3 x 3)

Kitchen

7'10" x 5'10" (2.4 x 1.8)

Bedroom

10'5" x 8'6" to wardrobes (3.2 x 2.6 to wardrobes)

Shower Room / WC**Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold - 99 years from 1 October 1988. Approx.

£135 per month service charge.

Council Tax: Durham County Council, Band B - Approx.

£1,891 p.a

Energy Rating: B

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.





Orchard House

Approximate Gross Internal Area

388 sq ft - 36 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	81	83
(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			



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.

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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.