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Low Meadows, Witton Gilbert, DH7 6UE  
2 Bed - Apartment  
O.I.R.O £159,950

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## Low Meadows

### Witton Gilbert, DH7 6UE

Situated within a modern and highly regarded development in the popular village of Witton Gilbert, on the outskirts of Durham City, this attractive first-floor apartment offers stylish, low-maintenance living ideally suited to a range of buyers.

The development benefits from secure remote-controlled gated access to the residents' parking area, together with an intercom entry system providing added convenience and peace of mind.

Beautifully presented throughout, the accommodation is accessed via a communal entrance with stairs leading to the main landing. Internally, the apartment features a spacious and well-designed open-plan "L"-shaped living, dining and kitchen area, creating a bright and sociable living space. The contemporary kitchen is fitted with a range of integrated appliances and offers ample storage and preparation space.

The principal bedroom enjoys the luxury of an en-suite shower room, while the second bedroom is served by a modern family bathroom, both finished to a good standard.

Externally, the development provides allocated and visitor parking within the secure gated grounds. Additional benefits include gas central heating, double glazing and the rare advantage of each apartment owner holding a share of the freehold. The residents also operate their own management company, ensuring the continued upkeep and maintenance of the development.

Combining security, convenience and modern living, this well-appointed apartment represents an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.



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#### LOCATION

Witton Gilbert is a highly sought-after village located approximately 3 miles north-west of Durham City, offering the perfect blend of village charm and modern convenience. Surrounded by attractive countryside, the village provides a peaceful setting while remaining within easy reach of Durham's extensive shopping, leisure, dining and cultural amenities.

Popular with families, professionals and retirees alike, Witton Gilbert benefits from a strong sense of community and a range of everyday amenities, including local shops, a primary school, public houses and recreational facilities. The surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits, making it an attractive choice for those who enjoy an active lifestyle.

For commuters, the village is exceptionally well placed. The nearby A691 provides direct access to Durham City and Consett, while the A167 and A1(M) are easily accessible, offering convenient routes to Newcastle, Sunderland, Gateshead, Darlington and the wider North East region. Durham Railway Station is also within easy reach, providing regular rail services to major cities including Newcastle, York and London.

Durham City Centre can typically be reached in around 10 minutes by car, making Witton Gilbert an ideal location for those seeking a quieter, more relaxed lifestyle without compromising on connectivity or access to employment, education and leisure facilities.

Combining a picturesque village setting with excellent transport links and a welcoming community atmosphere, Witton Gilbert continues to be one of Durham's most desirable residential locations.

#### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331p.a

Tenure: Leasehold - 125 years from 31/07/2008 - owners of each apartment own share of Freehold and have their own management company. Service charge approx. £60

Estate Management Charge - NA

Property Construction - Standard

Gas Supply - Mains

Electricity supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas Central Heating

Estimated Mobile phone coverage - Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds - please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Building Safety - The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions - Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area - Not that we are aware but any purchaser should check

Probate - NA

Rights & Easements - None known

Flood risk - Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion - Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees - None known

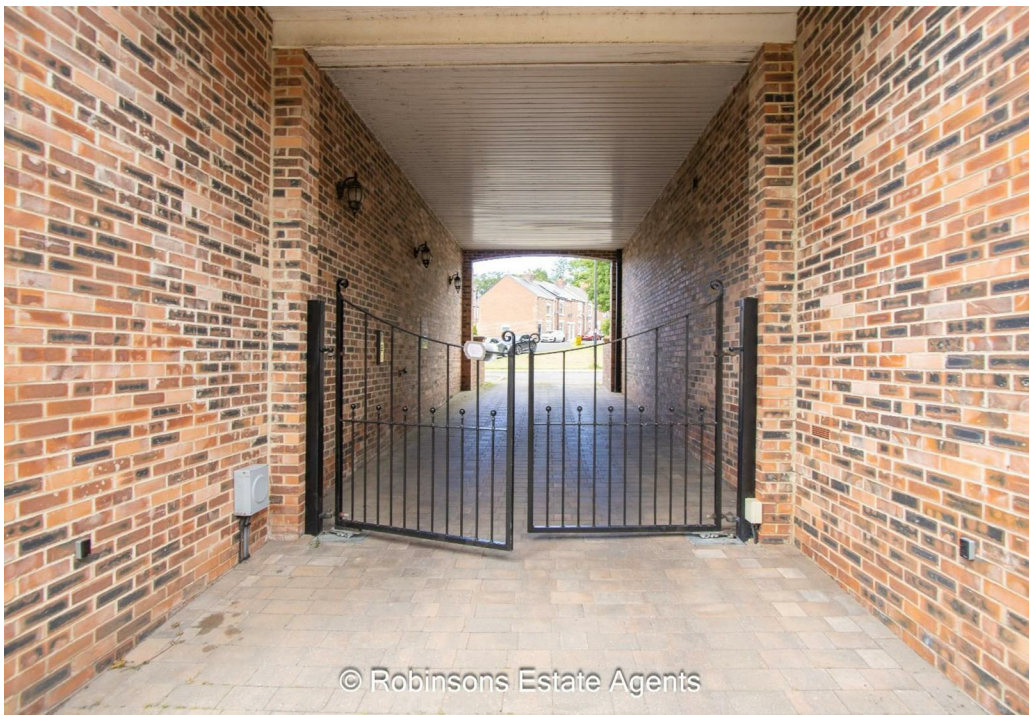
Planning Permission - Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations - None known

Mining Area - Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.





# FLOOR PLAN COMING SOON

We are preparing the floor plan  
and it will be available shortly.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.



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