

Orchard House, New Elvet, DH1 3DB
1 Bed - Apartment
£74,950

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OVER 55's COMPLEX ** CITY CENTRE LOCATION ** WELL PRESENTED ** CLOSE TO SHOPS AND RESTAURANTS ** SECURE INTERCOM SYSTEM ** PLEASANTLY SITUATED SECOND FLOOR APARTMENT **

The property benefits from lift and stair-well access, 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, master bedroom and bathroom complete with over bath shower. Within the apartment complex there are also well maintained hallways and a communal lounge & kitchen. Externally there are car parking facilities.

Orchard House is located on New Elvet in the heart of Durham City and has excellent access to amenities, recreational facilities, motoring links, restaurants and entertainment hot spots and 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.

Council Tax Band B - Annual Cost - £1714pa
EPC Rating - D

999 year lease from January 2020 - approx. £150 per month service charge

Communal Entrance

Stairs and lift access.

Private Hallway

Living Dining Room

14'01 x 9'09 (4.29m x 2.97m)

Kitchen

8'01 x 5'09 (2.46m x 1.75m)

Bedroom

10'04 x 8'06 (3.15m x 2.59m)

Bathroom/WC

Service Charge Inclusions (for communal areas)

We are advised the service charge includes:

- Landlord electrical testing
- Fire Equipment maintenance
- Fire Alarm maintenance
- Emergency light testing
- Cleaning of the windows
- Clean Halls, stairs
- Waste Disposal
- Electricity hall and stairs
- Building insurance

- Directors and officers insurance
- Repairs
- KPS maintenance operatives
- Light bulbs
- Health and safety inspections
- Lift service contract
- Lift insurance
- Site Staff costs
- Water Rates
- Warden call system
- Company house fee
- Company secretarial fee
- Management Fee
- Internet (communal areas)
- Tv Licence



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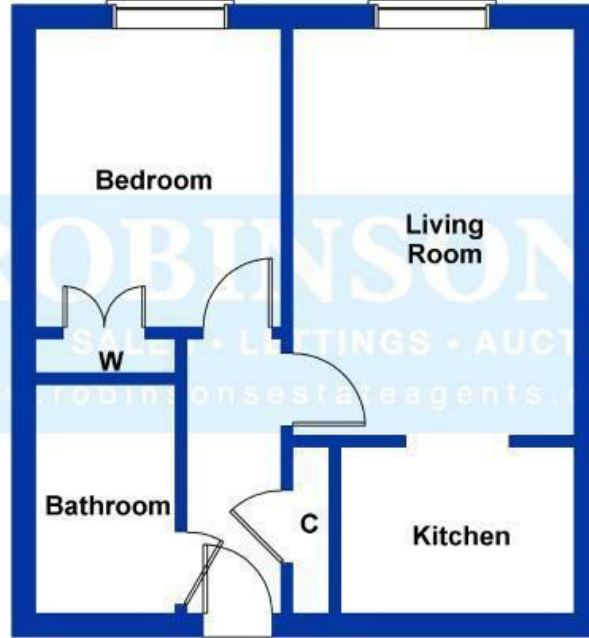
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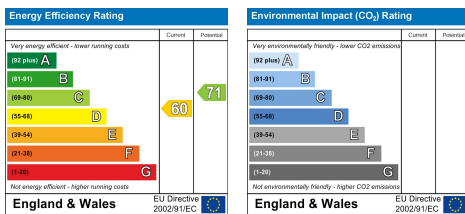
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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