



New Elvet, Durham City, DH1 3DB
2 Bed - Apartment
O.I.R.O £115,000

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CITY CENTRE LOCATION ** 55 AND OVER DEVELOPMENT ** TWO BEDROOMED FIRST FLOOR SELF CONTAINED APARTMENT ** RECENTLY UPGRADED ** MODERN ELECTRIC HEATING RADIATORS ** CATHEDRAL VIEW FROM LOUNGE BAY WINDOW ** RESIDENTS PARKING ** MUST BE VIEWED **

Situated to the front of the building, which has views of the Cathedral. This self contained apartment is located on the first floor and has lift and stair access. Briefly comprises: communal entrance via entry system, private hallway which gives access to comfortable lounge/dining room, double & single bedrooms, modern shower room/wc and recently re-fitted kitchen with a range of integral appliances. To the ground floor there is a communal and recreational area, whilst externally there is communal residence parking which is barrier controlled. Early viewing comes highly recommended in order to avoid disappointment.

Orchard House is a purpose build apartment block for the over 55's and is conveniently situated in New Elvet within walking distance of the Market Place and therefore handy for many of the City Centre's many shopping and recreational facilities and amenities. It is also close to riverside walks and well placed for access to an excellent road network.

Council Tax Band C - Approx. £1959 PA

Tenure - Leasehold 999 years. 01/01/2020 - 01/01/3019 - Service charge is approximately £2134 PA.

EPC Rating C



Communal Entrance



Private Hallway

Lounge
16'0 x 10'2 (4.88m x 3.10m)



Kitchen
10'0 x 5'6 (3.05m x 1.68m)



Bedroom
11'7 x 8'9 (3.53m x 2.67m)



Bedroom
11'0 x 6'9 (3.35m x 2.06m)

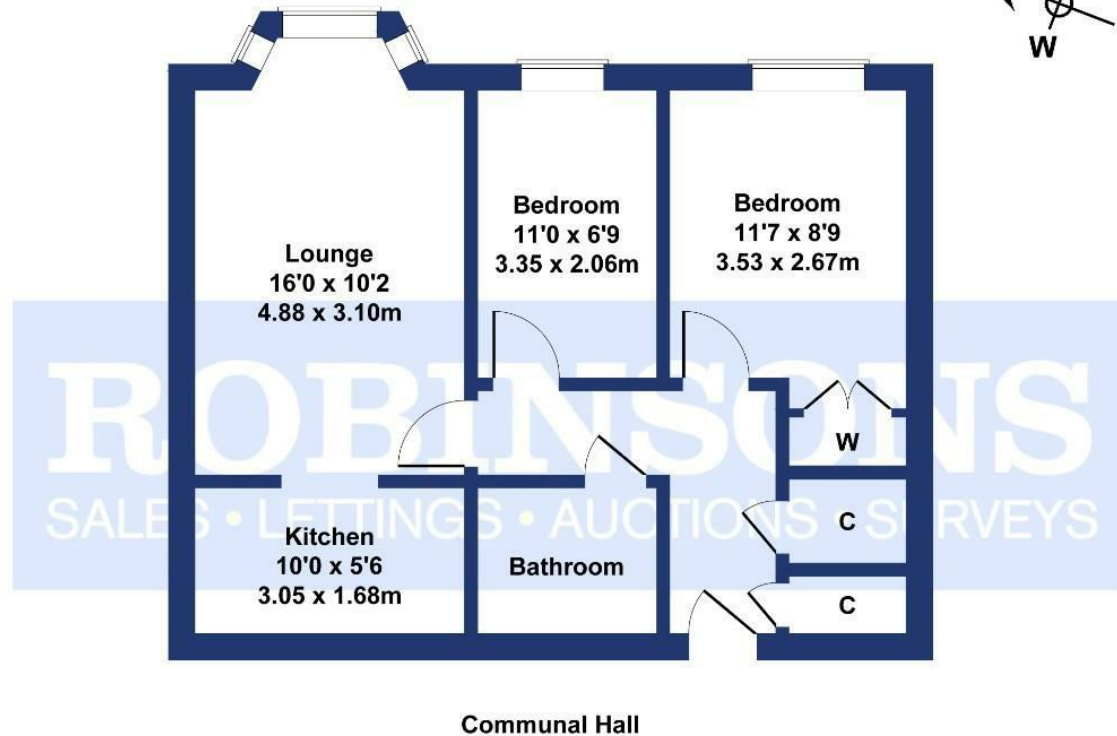
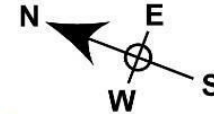
Shower Room/WC





Orchard House

Approximate Gross Internal Area
560 sq ft - 52 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	80	82
	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.