



Grange Court, Carrville, DH1 1BL
2 Bed - Apartment
O.I.R.O £129,950

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Grange Court

Carrville, DH1 1BL

**** Stunning Larger Style Apartment ** Ground Floor ** Rarely Available ** One of Only Two of This Style ** Recently Upgraded & Refurbished Throughout ** Ideal First Buy, Investment or Professional Dwelling ** Popular & Convenient Location ** Good Local Amenities & Transport Links ** Possible Rental Income £700pcm ** Parking Space ** GCH & Upvc Double Glazing ** Must Be Viewed ****

The floor plan comprises: communal entrance with intercom system, private hallway, comfortable open plan living kitchen diner with two sets of french doors opening to the external, two double bedrooms, master en-suite shower room/wc and bathroom/wc with separate double shower cubicle.

Grange Court has for many years proved to be an extremely popular location as it is conveniently situated close to a good range of everyday shops etc, which are available within Carrville itself, as well as nearby Belmont. It is conveniently situated for access to Durham City Centre which is approximately 3 miles distant and is within a few minutes drive of the A1(M) Motorway Interchange at Carrville providing good road links to both North and South.

EPC Rating C

Council tax band B approx. £1713pa

Lease - 01/01/2006 to 31/12/2130, approx.108 years remaining. Service charge approx. £98 per month and ground rent approx. £125 per annum.











Communal Entrance

Private Hallway

Living Dining Area

17'5 x 10'8 (5.31m x 3.25m)

Kitchen Area

12'8 x 9'5 (3.86m x 2.87m)

Bedroom

17'11 x 17'3 (5.46m x 5.26m)

En-Suite Shower Room/WC

Bedroom

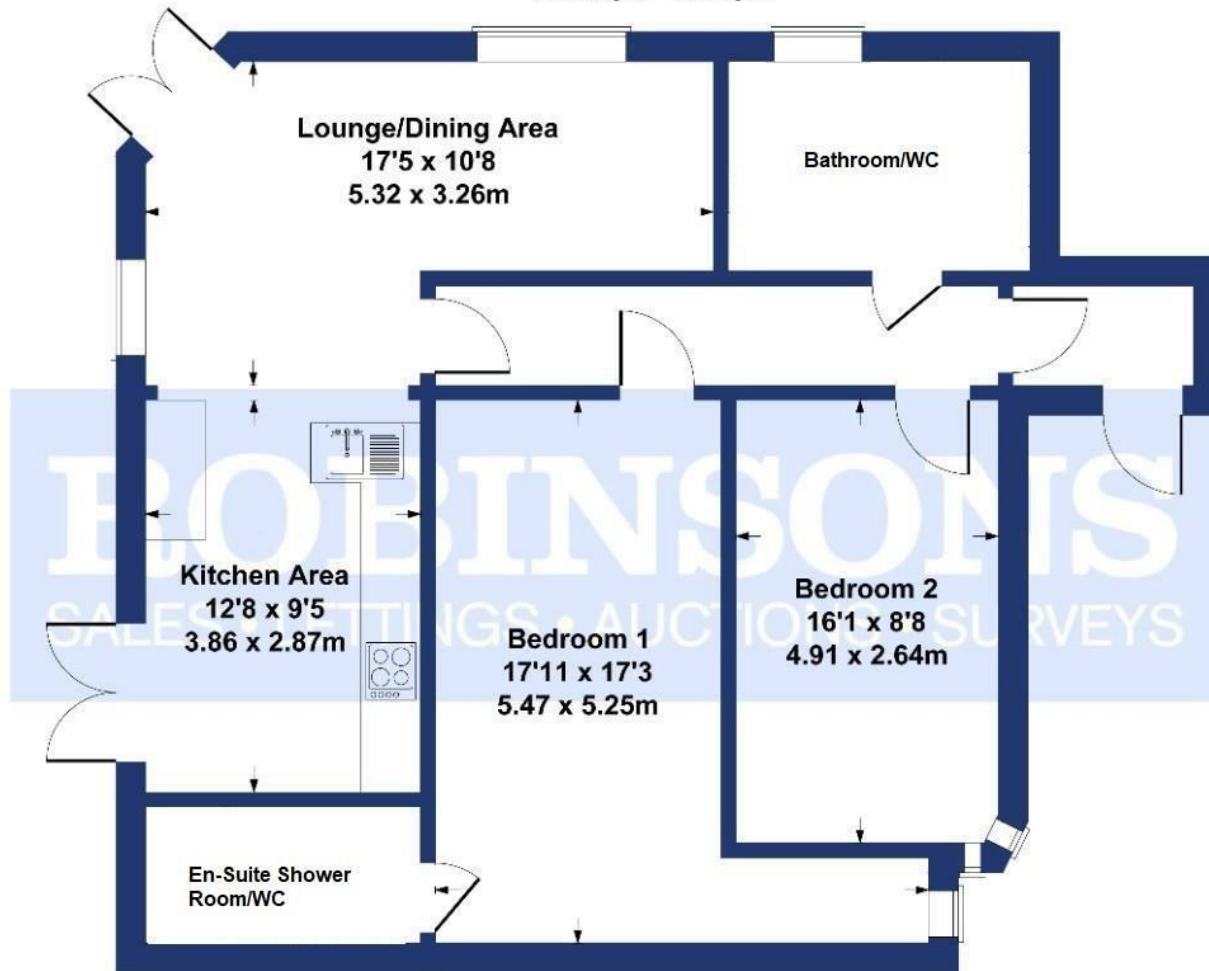
16'1 x 8'8 (4.90m x 2.64m)

Bathroom/WC



Grange Court

Approximate Gross Internal Area
840 sq ft - 78 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. 2022

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	81
	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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