





Shiell Heights, Aykley Heads, DH1 5TN
2 Bed - Apartment
O.I.R.O £199,995

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Superb First Floor Apartment ** Pleasant Setting ** Private Balconies ** Very Popular Location ** Ideal for Starters or Professionals ** Outskirts of Durham **

This delightful first-floor apartment in Aykley Heads provides a serene retreat, perfectly balancing modern style with everyday comfort. At its heart is a bright and expansive open-plan kitchen, dining, and living space, designed to feel both inviting and spacious. Two sets of French doors open onto private balconies, where leafy woodland views create a calming backdrop.

The property offers two generously proportioned bedrooms, each large enough to accommodate a double bed. The principal bedroom, positioned at the front, benefits from an en suite shower room for added privacy and convenience. Both bedrooms enjoy access to their own private balconies, ideal for a quiet morning coffee or evening relaxation. Completing the home is a well-appointed family bathroom at the rear, fitted with a bath, shower, WC, and wash basin.

Aykley Heads, located just north of Durham City, is a prestigious area offering an exceptional blend of tranquillity and accessibility, making it an appealing choice for a variety of buyers. The area is renowned for its picturesque setting, surrounded by mature trees and green spaces, creating a serene atmosphere while remaining close to the city's vibrant amenities. Nearby, residents can enjoy an array of shops, restaurants, and cultural attractions, including the historic Durham Cathedral and Castle.

Aykley Heads also benefits from excellent transport links, with Durham train station just a short distance away, providing direct services to Newcastle, Edinburgh, and London. The A690 and A1(M) are easily accessible, making it convenient for road travel to surrounding regions. For families, the area offers access to highly regarded schools and recreational facilities, as well as proximity to beautiful walking and cycling routes. Combining natural beauty, convenience, and premium amenities.

Communal Entrance

Private Hallway

Open Plan Living Kitchen
23'4 x 10'10 (7.11m x 3.30m)

Bedroom
13'5 x 8'5 (4.09m x 2.57m)

En-Suite

Bedroom
11'7 x 8'4 (3.53m x 2.54m)

Bathroom/WC
7'7 x 5'5 (2.31m x 1.65m)

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 5Mbps, Superfast 54Mbps, Ultrafast 10000Mbps
Mobile Signal/Coverage: Good to Average
Tenure: Leasehold - Approx. 991 years remaining on a 999 year lease from 01/01/2017. Ground Rent Approx. £150pa and Service Charge Approx. £1000pa
Council Tax: Durham County Council, Band C - Approx. £2268p.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.











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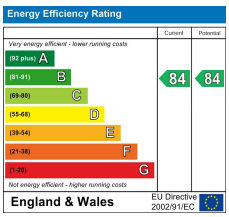

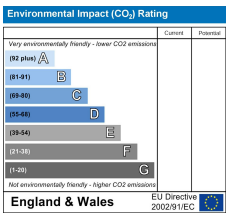

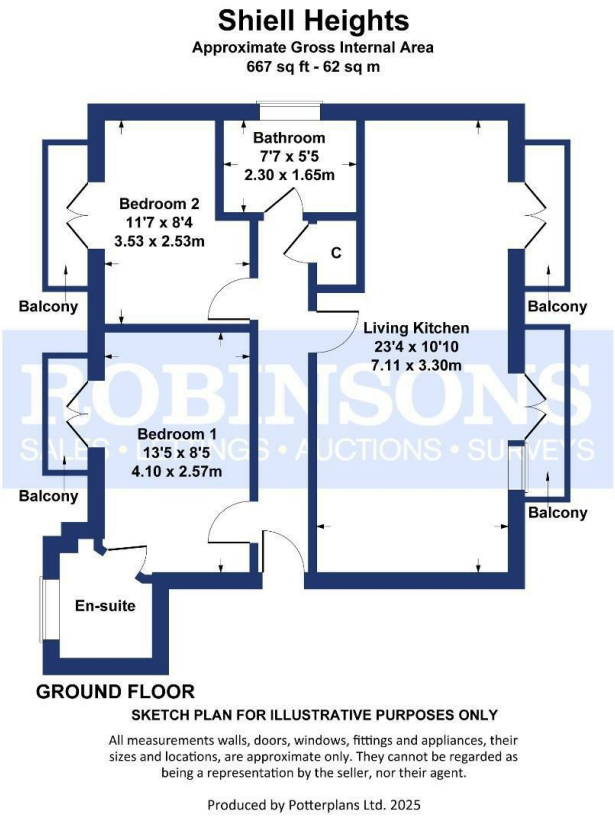

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