



**Cross Valley Court, Nevilles Cross, DH1 4GD**  
**4 Bed - House - Townhouse**  
**£250,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Cross Valley Court

## Nevilles Cross, DH1 4GD

\* SPACIOUS TOWN HOUSE IN SMALL AND QUIET DEVELOPMENT \* BRAND NEW SASH WINDOWS \* EDGE OF DURHAM CITY CENTRE AND WITHIN WALKING DISTANCE \* PRIVATE PARKING \* FANTASTIC LOCATION FOR COMMUTERS \* COLLECTIVE OWNERSHIP OF FREEHOLD \* CLOSE TO SOUGHT-AFTER SCHOOLS \*

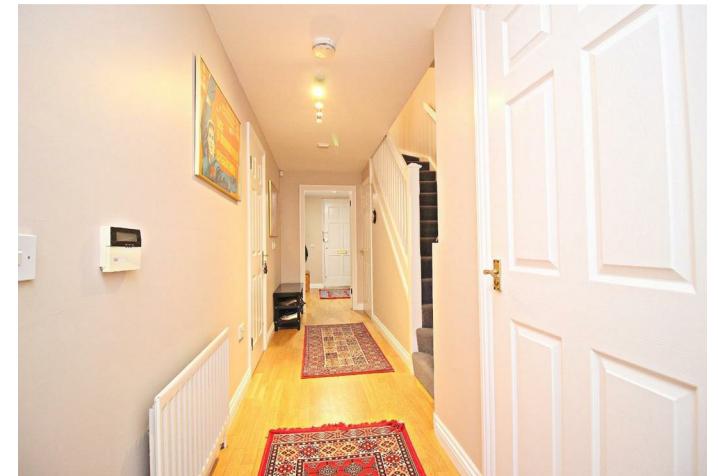
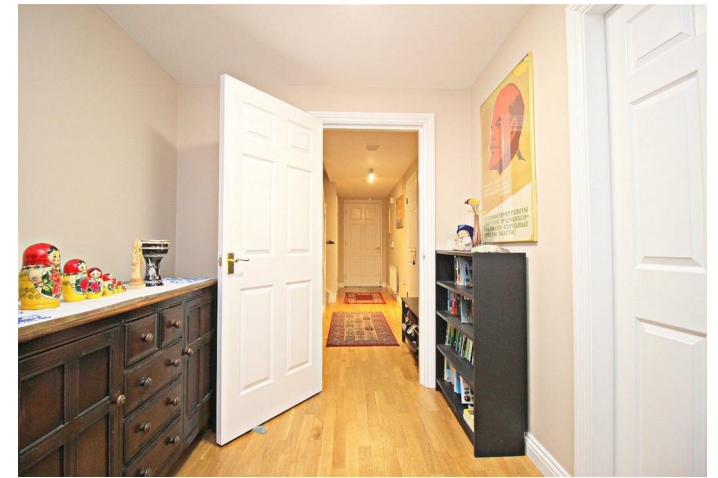
Offered to the market is this superb townhouse-style property, forming part of a small and quiet development on the edge of Durham City Centre. The property has been much improved, featuring brand new sash windows, new carpets and redecoration throughout.

The floor plan comprises an entrance hallway, ground floor bedroom or study, inner hallway, downstairs WC and access to the integral garage. To the first floor there is a large, bright L-shaped lounge that faces east and enjoys lovely morning sunshine, a dining kitchen fitted with a range of integrated appliances, and a useful laundry/utility area. The second floor features three further bedrooms, one with en-suite, and a family bathroom fitted with a white suite.

The rear of the property enjoys west-facing views over open countryside, creating a lovely balance of light throughout the day. Externally there are flower beds to the front and rear planted with a variety of shrubs, together with a private driveway providing off-street parking.

The property occupies a favourable position at the end of the development beside an archway, meaning only the top floor on the left-hand side is attached to another property. Cross Valley Court lies in the sought-after area of Neville's Cross, within walking distance of Durham City Centre and its shops, restaurants and amenities. Ideal for commuters, with regular buses on the A167 and Durham Station around a 16-minute walk away, offering direct trains to Newcastle, York and London. It should prove popular with families due to nearby schools including St Margaret's, Neville's Cross, Durham Johnston, St Leonard's and Framwellgate.

See further notes for ownership and lease details.













## GROUND FLOOR

**Bedroom/Reception Room**  
10'10 x 9'10 (3.30m x 3.00m)

## FIRST FLOOR

**Lounge**  
17'9 x 14'5 (5.41m x 4.39m)

**Kitchen/Breakfast Room**  
14'5 x 10'6 (4.39m x 3.20m)

**Utility**  
7'10 x 7'7 (2.39m x 2.31m)

## SECOND FLOOR

**Bedroom**

**En-suite**

**Bedroom**  
10'2 x 10'2 (3.10m x 3.10m)

**Bedroom**  
10'2 x 7'7 (3.10m x 2.31m)

**Bathroom**  
6'11 x 6'7 (2.11m x 2.01m)

**GARAGE**  
18'8 x 9'10 (5.69m x 3.00m)

## Further Notes

Buyers of this home benefit from a rare and advantageous ownership arrangement. The eight houses at Cross Valley Court collectively own the freehold to the development, the courtyard and an area of woodland to the rear. Each homeowner holds a share in the management company that owns the land, meaning there is no external management company involved. Each household nominates a director, and maintenance decisions are made collectively.

The current maintenance contribution is £100 per month, covering the upkeep of the courtyard, servicing of the shared septic tank (offset by reduced water bills) and electricity costs for its operation. There are no external management fees, and building insurance is arranged individually by each homeowner.

The lease terms are designed to preserve the peaceful and well-kept nature of the development. Houses may be rented only to single households and not used for business purposes, and all owners are required to maintain their property's exterior. Any external or structural changes must be approved by the management company's directors. Full legal details will be provided by your solicitor, including guidance on shared facilities and access to the jointly owned woodland.

This property represents a unique opportunity to acquire a spacious, well-presented home in a desirable location, with the added benefit of shared freehold ownership and low, transparent running costs.

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Septic

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold – 976 years remaining. The current maintenance contribution is £100 per month. Collective Ownership of Freehold.

Council Tax: Durham County Council, Band E - Approx. £3205 p.a

Energy Rating: C

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.

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.

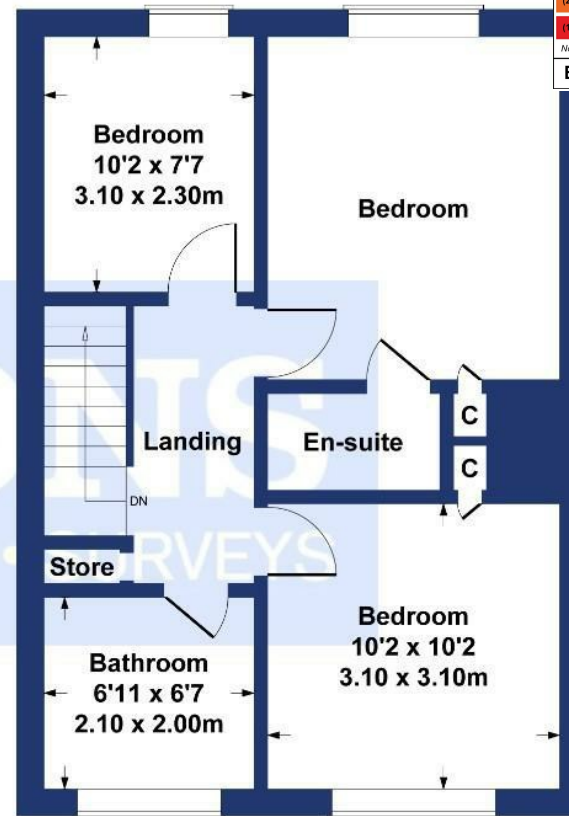
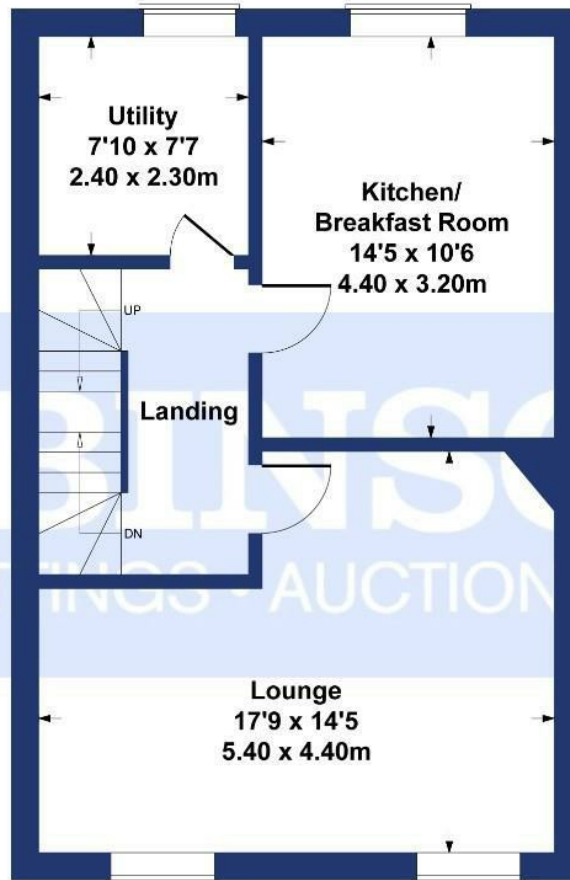
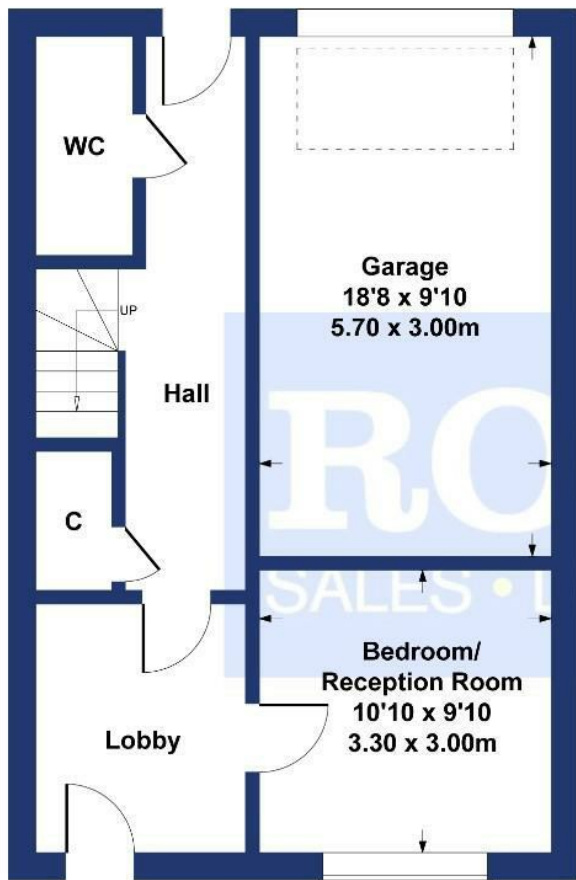




# Cross Valley Court

Approximate Gross Internal Area  
1593 sq ft - 148 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		84
(61-81)	B		
(49-60)	C	73	
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

Produced by Potterplans Ltd. 2025

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.



1 Old Elvet, Durham City, Durham, DH1 3HL  
Tel: 0191 386 2777  
[info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

