

Old Dryburn Way, North End, DH1 5SE  
2 Bed - Apartment  
£175,000

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

**\*\* WELL PRESENTED THROUGHOUT \* TOP FLOOR APARTMENT WITH VIEWS TOWARDS DURHAM \* MODERN FITTINGS \* MUST BE VIEWED \***

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Positioned on the top floor, the apartment comprises of: entrance hall, two good sized bedrooms, modern fitted kitchen with some integral appliances, bathroom/wc and spacious lounge/dining room with French doors to the balcony which has views towards Durham City. Externally there is an allocated parking bay.

**Building Safety** – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

**Restrictions** – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Situated in the highly regarded and popular North End area of Durham, the Old Dryburn Way development offers a convenient location within walking distance to the City Centre. Residents can easily access a comprehensive range of shopping, recreational facilities, and amenities. For commuters, the development is well-connected, with Durham train station and major road links easily reachable.

**Selective licencing area** – No

**Probate** – NA

**Rights & Easements** – None known.

**Flood risk** – Refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

**Coastal Erosion** – Refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

**Protected Trees** – None known.

**Planning Permission** – Nothing in the local area to affect this property that we are aware of.

**Accessibility/Adaptations** – None known.

**Mining Area** – Coal Mining Reporting Area, further searches may be required by your legal representative.

### Communal Entrance

Stairs to all floors.

### Hallway

### Lounge/Dining Room

14'4" x 12'9" (14'04" x 12'09") (4.37 x 3.89)

### Kitchen

11'1" x 7'1" (11'01" x 7'01") (3.38 x 2.16)

### Bedroom

11'8" x 9'10" (3.56 x 3.00)

### Bedroom

12'2" x 9'2" (12'02" x 9'02") (3.71 x 2.79)

### Bathroom/Wc

7'0" x 6'4" (2.13 x 1.93)

### Agent Notes

Council Tax: Durham County Council, Band C - Approx. £2551p.a

Tenure: Leasehold - 155 year lease from 31/01/2160 and so approximately 134 years remaining. Ground Rent Approx. £250 per year and Service Charge Approx. £91 per month.

**Disclaimer:** Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom



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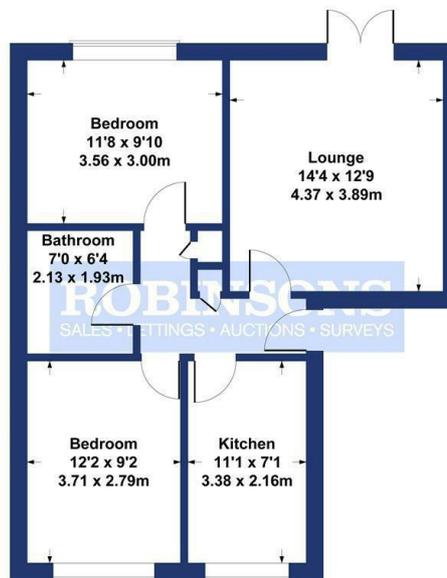
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Old Dryburn Way  
Approximate Gross Internal Area  
618 sq ft - 57 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. 2018

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	75 76
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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T: 0191 383 9994 (option1) (Lettings)

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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.



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