



**Finney Court, Claypath, DH1 1RX**  
**2 Bed - Apartment**  
**O.I.R.O £240,000**

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**City Centre Apartment \*\* Modern Development \*\* Spacious Layout \*\* Feature Principle Bedroom With En-Suite \*\* Ideal For Professionals, Couples or Landlords \*\* Double Glazed & Electric Heating \*\***

Finney Court is an exclusive development of contemporary apartments in the heart of the city, quietly tucked away just behind Providence Row. Designed for professionals, couples, and landlords alike, it offers an effortless blend of modern comfort, style, and convenience.

Upon entering, the welcoming hallway sets the tone for the home's refined finish. The sleek, contemporary bathroom showcases high-quality fittings and a sophisticated design that flows throughout the apartment.

The generously sized living room provides an inviting space for both relaxation and entertainment, offering ample room for comfortable seating and personalised décor. It's a versatile area perfect for unwinding after a long day or hosting friends.

The modern fitted kitchen is thoughtfully designed with quality appliances and clean, contemporary lines—ideal for everything from everyday meals to ambitious culinary creations.

The apartment features two well-proportioned double bedrooms, each offering a peaceful retreat. The principal bedroom further benefits from a stylish en-suite shower room, creating a private sanctuary for rest and rejuvenation.

Finney Court enjoys an enviable central location in Durham City Centre. A short stroll brings you to a wide range of shops, restaurants, cafés, pubs, and nightlife, as well as the University campuses and key transport connections—ensuring you're always close to the very best the city has to offer.

A viewing is highly recommended to fully appreciate the space, style, and comfort this superb apartment provides. Finney Court offers a luxurious urban lifestyle in an unbeatable location—an exceptional opportunity not to be missed.



**Communal Entrance**

Stairs to floors

**Hallway**

**Lounge**

13'1 x 13'1 (3.99m x 3.99m)

**Kitchen Diner**

12'2 x 8'10 (3.71m x 2.69m)

**Bedroom**

14'9 x 12'10 (4.50m x 3.91m)

**Bathroom/WC**

6'11 x 5'7 (2.11m x 1.70m)

**Bedroom**

17'9 x 12'10 (5.41m x 3.91m)

**En-Suite**

5'3 x 4'11 (1.60m x 1.50m)

**Agents Notes**

Council Tax: Durham County Council, Band D - Approx. £2551 p.a  
Tenure: Leasehold 125 years from 14/11/2007 - 19/07/2131 , 105 years remaining. Ground rent £382pa. Service Charge £1550pa. Kingston Property Services.

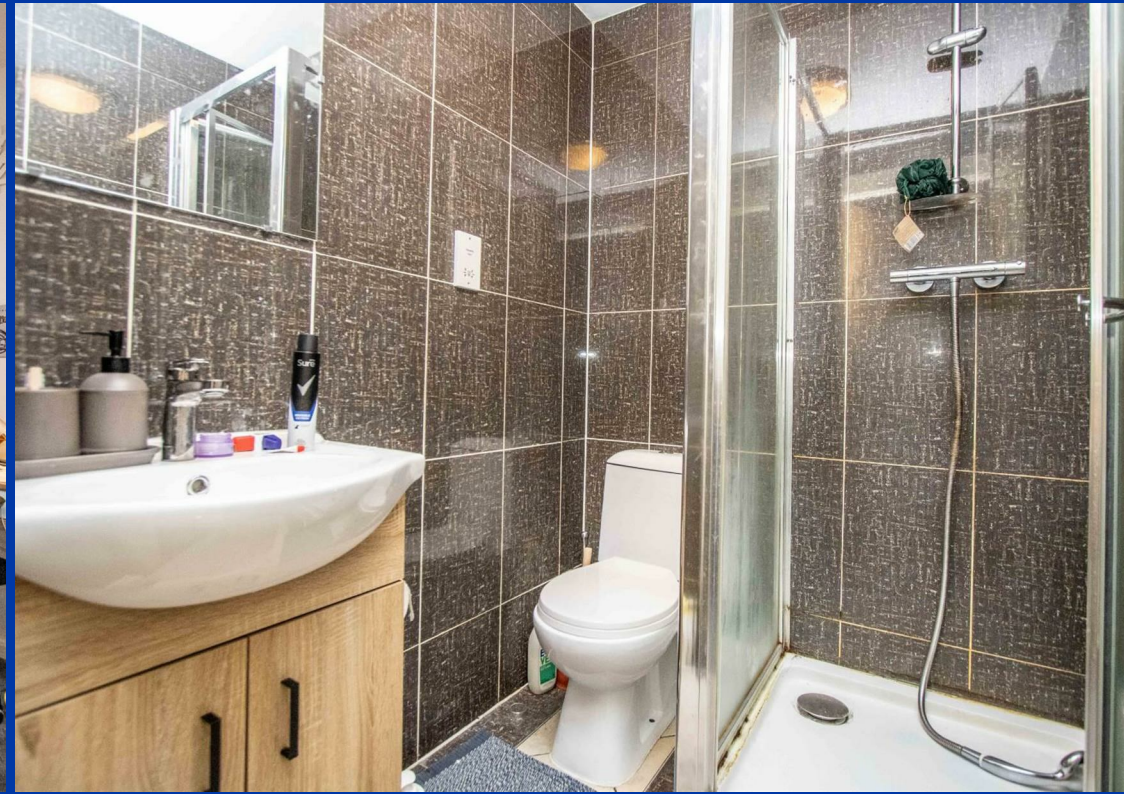
Property Construction – Standard presumed.  
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
Gas Supply - N/A  
Electricity supply – Mains  
Water Supply – Mains  
Sewerage – Mains  
Heating – Electric  
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>  
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

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.  
Selective licencing area – no  
Probate – N/A  
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 – Not Known  
Planning Permission – Nothing in the local area to affect this property that we are aware of.  
Accessibility/Adaptations – Not Known.  
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

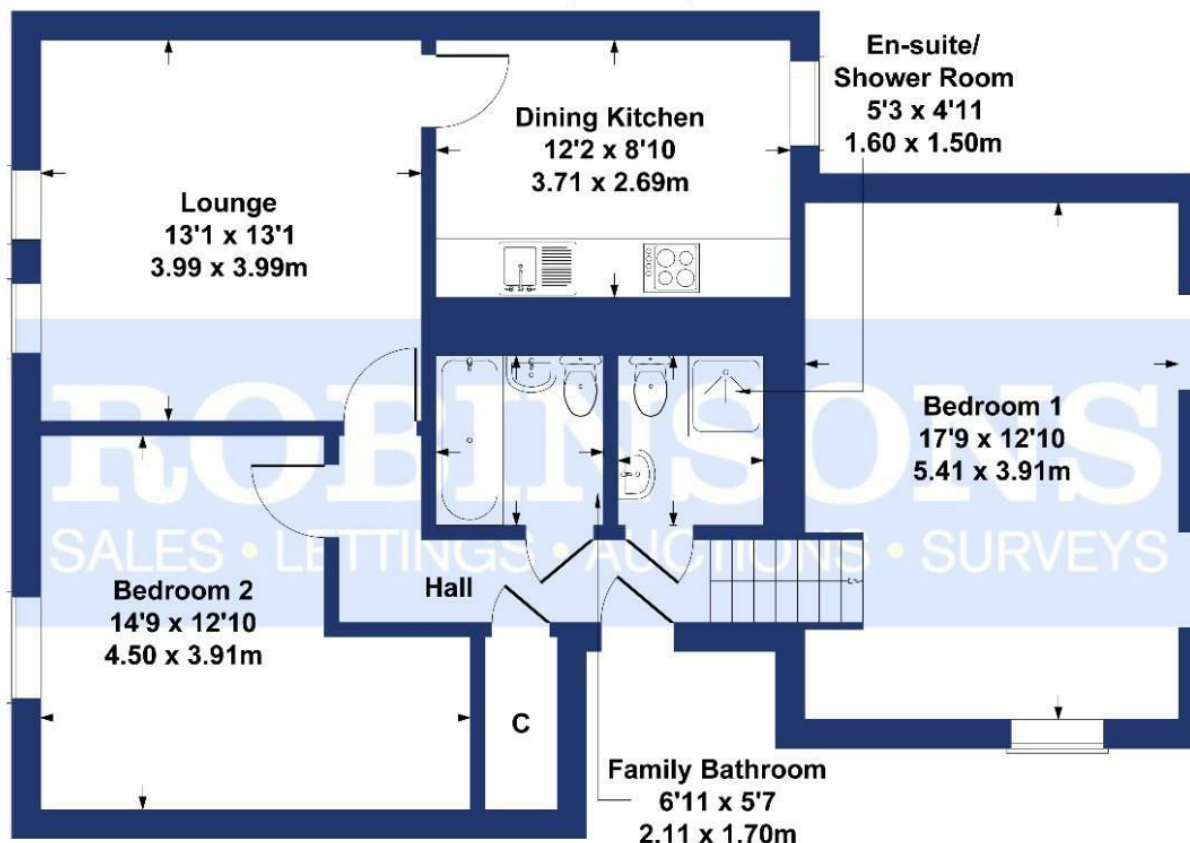
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





# Finney Court

Approximate Gross Internal Area  
864 sq ft - 80 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.