



**Meadow Rise, Meadowfield, DH7 8UH**  
**2 Bed - Apartment**  
**O.I.R.O £69,950**

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

Investment Opportunity \*\* Sold With Tenant £480pcm \*\* cannot accept liability for any information provided. The Popular Location \*\* Good Local Amenities \*\* Top Floor property is being sold on behalf of a Robinsons Director. Apartment \*\* Well Presented \*\* Upvc Double Glazing & Electric Heating \*\* Parking Space \*\*

Briefly comprising of communal entrance via entry system, stairs to all floors, hallway, open plan lounge, kitchen/diner, two bedrooms and bathroom/wc with over bath shower. Outside are communal gardens and allocated parking.

Meadowfield is a small village on the South side of Durham City, just four miles from the Centre of town. It enjoys the amenities of neighbouring villages of Brandon and Langley Moor where many shops, takeaways and leisure facilities can be found. There is also a sports centre in and a Tescos supermarket as well as good access to the A690 and A167.

#### **Communal Entrance**

#### **Private Hallway**

#### **Living Dining Kitchen**

24'6 x 9'4 (7.47m x 2.84m)

#### **Bedroom**

12'7 x 9'0 (3.84m x 2.74m)

#### **Bedroom**

8'10 x 6'8 (2.69m x 2.03m)

#### **Jack & Jill Bathroom/Wc**

#### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold 125 years from 01/01/2007, 108 years remaining.

Service charge of £914.78pa - includes buildings insurance and maintenance of communal areas etc.

Council Tax: Durham County Council, Band A - Approx. £1544pa

Energy Rating: B

The property is being sold by the Principle of Robinsons Estate Agents.

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



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

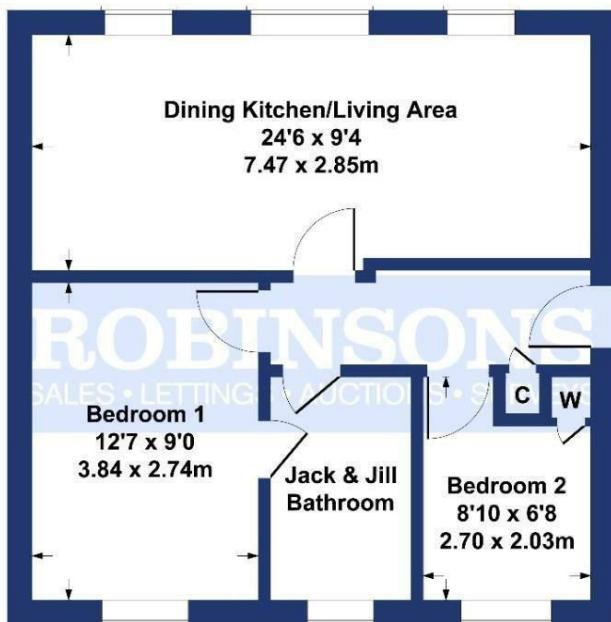
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Meadow Rise

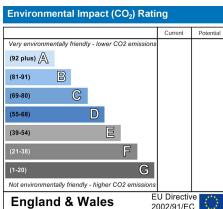
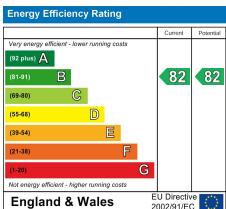
Approximate Gross Internal Area  
495 sq ft - 46 sq m



### 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



### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL  
T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonsccls.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH  
T: 01388 458111  
E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE  
T: 01388 420444  
E: info@robinsonsspennymoor.co.uk

### SEDGEFIELD

3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ  
T: 0174 064 5444  
E: info@wynyardfineandcountry.co.uk

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS