



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

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Investment Opportunity \*\* Sold With Tenant £480pcm \*\*  
Popular Location \*\* Good Local Amenities \*\* Top Floor  
Apartment \*\* Well Presented \*\* Upvc Double Glazing & Electric  
Heating \*\* Parking Space \*\*

cannot accept liability for any information provided. The  
property is being sold on behalf of a Robinsons Director.

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





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## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105-120 kWh/m <sup>2</sup> /yr <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 105-120 g/kWh <b>A</b>	
120-135 kWh/m <sup>2</sup> /yr <b>B</b>		120-135 g/kWh <b>B</b>	
135-150 kWh/m <sup>2</sup> /yr <b>C</b>		135-150 g/kWh <b>C</b>	
150-170 kWh/m <sup>2</sup> /yr <b>D</b>		150-170 g/kWh <b>D</b>	
170-190 kWh/m <sup>2</sup> /yr <b>E</b>		170-190 g/kWh <b>E</b>	
190-215 kWh/m <sup>2</sup> /yr <b>F</b>		190-215 g/kWh <b>F</b>	
215-255 kWh/m <sup>2</sup> /yr <b>G</b>		215-255 g/kWh <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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.

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