



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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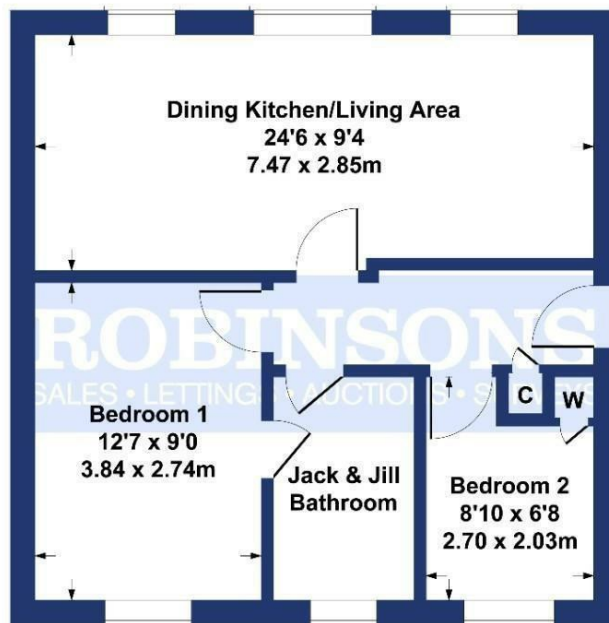
Lettings and Management

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.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	
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.

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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