



**Grange Court, High Street, DH1 1BL**  
**2 Bed - Apartment**  
**£99,950**

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Ideal Investment - Currently Tenanted £625pcm \*\* Early Viewing Advised \*\* Ground Floor Apartment \*\* Popular & Convenient Location \*\* Good Local Amenities & Transport Links \*\* Parking Space \*\* GCH & Upvc Double Glazing \*\*

The floor plan comprises: communal entrance with intercom system, private hallway, comfortable open plan living kitchen diner with French doors to a small garden area, two bedrooms and bathroom/WC.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.

Lease - 01/01/2006 to 31/12/2130, approx.108 years remaining. Service charge approx. £1,176.90 per annum and £0 ground rent. Owners own a share of freehold.

### Communal Entrance

### Private Hallway

### Living Dining Kitchen

27'4 x 10'3 (8.33m x 3.12m)

### Bedroom

11'7 x 9'3 (3.53m x 2.82m)

### Bedroom

11'3 x 7'9 (3.43m x 2.36m)

### Bathroom/WC

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Lease - 01/01/2006 to 31/12/2130, approx.108 years remaining. Service charge approx. £1,300.00 per annum and £0 ground rent. Owners own a share of freehold.

Council Tax: Durham County Council, Band B - Approx. £1984 p.a

Energy Rating: C

**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 cannot accept liability for any information provided.

**HMRC Compliance:** 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.



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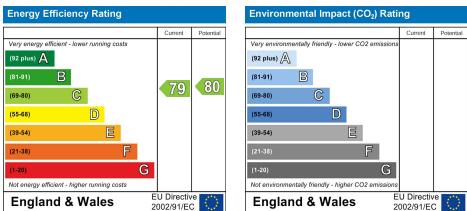
**Grange Court**  
Approximate Gross Internal Area  
613 sq ft - 57 sq m



#### 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. 2024



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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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