



Middleham Road, Newton Hall, DH1 5QH
2 Bed - Apartment
£95,000

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No Chain ** Long Extended Lease ** Ideal First-Time Buy or Investment Opportunity – Two Bedroom First Floor Flat with Garage **

Situated in a popular and well-established location, this recently improved two-bedroom first floor flat offers spacious accommodation, a detached garage, and a front garden, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property has been recently upgraded with new carpets and fresh decoration throughout, creating a ready-to-move-into home. Further benefits include gas central heating via a combination boiler, together with the added reassurance of a current Electrical Installation Condition Report (EICR) and Gas Safety Certificate.

The accommodation briefly comprises a private entrance with stairs leading to the main landing, a comfortable and well-proportioned lounge, a modern fitted kitchen, two double bedrooms, and a bathroom/WC.

Externally, the property enjoys a front garden and a detached garage located within a nearby block, providing useful storage and off-street parking potential.

The seller advises that the lease has been extended to 189 years, with approximately 163 years remaining, and that there is currently no ground rent payable.

Offering excellent value for money in a sought-after position, early viewing is highly recommended.



LOCATION

Newton Hall is a highly sought-after area of Durham, offering an excellent balance of convenience, community and connectivity. The area benefits from a wide range of local amenities, including supermarkets, independent shops, cafés, takeaways, pharmacies, healthcare services and leisure facilities, ensuring that day-to-day needs are easily met. Residents also have access to well-regarded schools, sports facilities, parks and green spaces, creating an environment that appeals to those seeking both convenience and a strong sense of community.

One of Newton Hall's key attractions is its excellent transport connectivity. The area enjoys easy access to major road networks, making travel across County Durham, the North East and further afield straightforward. Regular public transport services provide reliable connections to surrounding areas, while nearby rail links offer convenient access to regional and national destinations. This combination of strong transport infrastructure and comprehensive local amenities makes Newton Hall a popular choice for those looking for a well-connected location with everything needed for modern day living close at hand.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a

Tenure: Leasehold - extended to 189 Years with approx. 163 years remaining. 22/03/2017 - 01/02/2190. Seller advises no ground rent

Property Construction – Standard

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

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 – Any covenants which may affect the property would be within the Land Registry Title Register which is available for inspection via the Land Registry.

Selective licencing area – no

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 – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – No

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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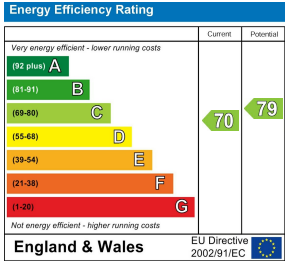
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