Richmond Court, Newton Hall, DH1 5PA
1 Bed - Apartment
O.I.R.O £75,000

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Extended Lease – 103 Years Remaining | First Floor | Private Entrance | Garage | Popular Newton Hall Location | Ideal Investment – Currently Let at £495pcm

Occupying a pleasant position within the popular Newton Hall area of Durham, this well-presented one-bedroom self-contained first-floor flat offers comfortable accommodation in a convenient location. The property benefits from an extended lease with approximately 103 years remaining and is currently let at £495pcm, making it an ideal investment opportunity.

Newton Hall offers a good range of local shops and everyday amenities, with the nearby Arnison Centre providing further retail and leisure facilities. Regular bus services provide easy access into Durham City Centre and Durham Railway Station.

Situated within a well-maintained two-storey building, the property has its own private entrance and briefly comprises an entrance hall, spacious lounge with a large window providing plenty of natural light, fitted kitchen with modern units and space for a range of appliances, comfortable double bedroom, and a white fitted bathroom/WC with shower over the bath.

Externally, the property enjoys pleasant communal lawned grounds, while a driveway provides access to a detached garage offering useful parking and additional storage.

With its popular location, private entrance, extended lease, garage and existing rental income, the property represents an attractive opportunity for investors looking to add to or begin a rental portfolio.

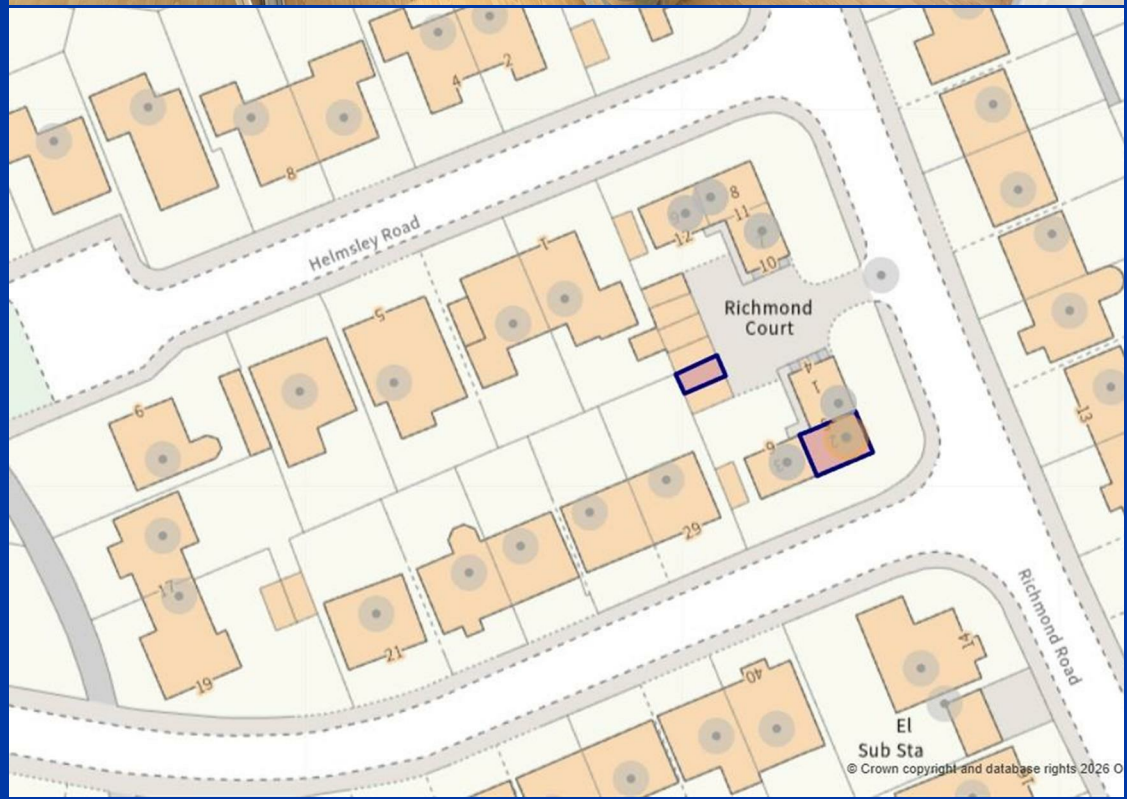
Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Leasehold - approx. 103 years remain of a 125 year lease. Ground rent and service charges TBC
Estate Management Charge – NA
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 – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
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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Richmond Court

Approximate Gross Internal Area
301 sq ft - 28 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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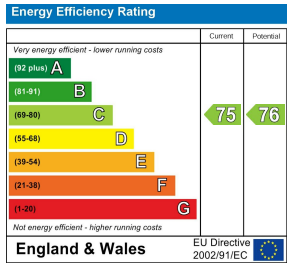

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The 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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