

Bower Court, Coxhoe, DH6 4JT
2 Bed - Apartment
£79,950

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Attention Landlords ** Ideal Investment Property ** Sold With Tenant Currently Paying £550pcm ** Over 8% Yield ** Popular Village Location ** Well Presented ** Parking ** Upvc Double Glazing & GCH ** Outskirts of Durham ** Good Road Links & Amenities ** First Floor Apartment ** Early Viewing Advised **

The floor plan briefly comprises: entrance, comfortable lounge, modern kitchen, two bedrooms, master en-suite and main bathroom/WC. Outside, there are communal gardens and parking space.

Coxhoe, nestled in County Durham, England, offers a harmonious blend of rural charm and modern comforts just 6 miles south of Durham city centre. Its serene landscapes and tight-knit community attract those seeking a slower pace of life without sacrificing urban amenities. Despite its rustic feel, Coxhoe boasts excellent road connectivity via the A177 and A688, making commuting easy. Despite its size, the village provides essential amenities, enhancing residents' quality of life. In essence, Coxhoe offers an enchanting lifestyle, blending tranquillity with convenience, appealing to a diverse range of prospective residents.

** Images are from prior to current tenancy **

Lounge

13'0" x 17'09" (3.96 x 5.41)

Kitchen

9'06" x 13'06" (2.90 x 4.11)

Bedroom

15'06" x 10'10" (4.72 x 3.30)

En-suite

4'10" x 5'11" (1.47 x 1.80)

Bedroom

13'07" x 8'05" (4.14 x 2.57)

Bathroom

4'09" x 8'09" (1.45 x 2.67)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Signal/Coverage: Good/Average

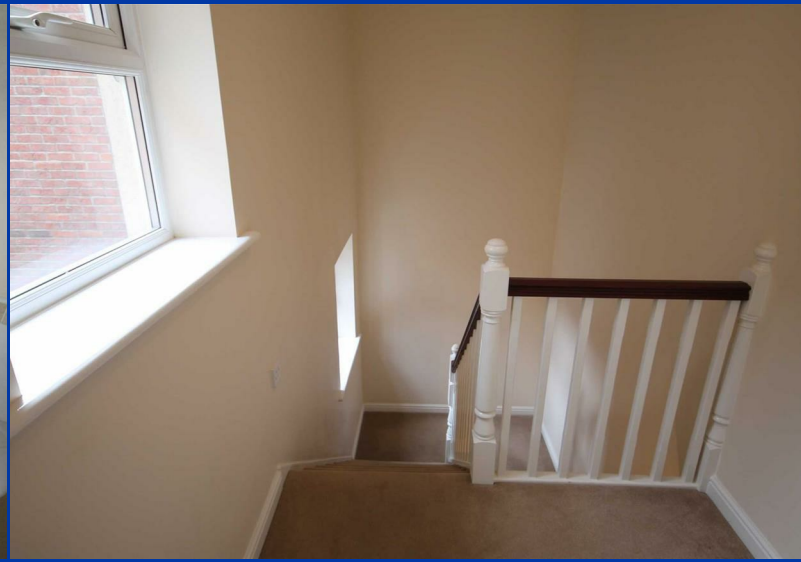
Tenure: Leasehold 125 years from 01/10/2006. Ground Rent £50pa. Service charge - £1,305.05 01/07/24 - 30/06/25

Council Tax: Durham County Council, Band B - Approx. £1891 p.a

Energy Rating: TBC

** The vendor is 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 cannot accept liability for any information provided.



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Energy Efficiency Rating		Current	Potential
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105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not energy efficient - higher running costs	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	105-91kWh A		
105-91kWh B			
91-81kWh C			
81-65kWh D			
65-55kWh E			
55-45kWh F			
45-35kWh G			
Not environmentally friendly - higher CO ₂ emissions	1-20kWh		
England & Wales	EU Directive 2002/91/EC		

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