



The Sidings, Gilesgate, DH1 1HS
2 Bed - Apartment
£197,500

ROBINSONS
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The Sidings

Gilesgate, DH1 1HS

* NO FORWARD CHAIN * ALLOCATED PARKING SPACE * IDEAL FOR PROFESSIONALS, RETIREES, FIRST TIME BUYERS & LANDLORDS *

A superbly presented and pleasantly situated, two bedroom ground floor apartment. With the benefit of an allocated parking space and a private entrance door (no communal areas), this property is not to be missed!

The apartment has recently been decorated and has re-fitted bathroom and en-suite, finished to a contemporary standard, it is warmed by gas central heating and has double glazed windows.

The internal accommodation comprises; private entrance hallway with useful storage cupboard. Spacious reception room with ample space for seating and dining furniture. Kitchen with a range of wall, base and drawer units with integrated hob and oven and space for other appliances and small dining table.

Two well proportioned bedrooms, both having space for furniture and the main bedroom having an en-suite shower room with three piece suite, including shower enclosure, wash hand basin and WC.

To conclude the accommodation there is an attractive bathroom, which is fitted with a three piece suite including bath with mains shower attachment above and shower screen, wash hand basin and WC

Externally there is an allocated parking space.











Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Leasehold - Approx. 103 years remaining on the lease. Ground Rent Charge

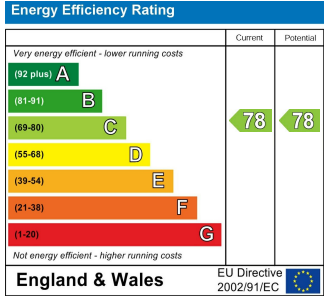
Approx. £125pa and Service Charge Approx. £100.86 per month.

Council Tax: Durham County Council, Band C - Approx. £2268p.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.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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