



Camsell Court, Framwellgate Moor, DH1

5FQ

1 Bed - Apartment

O.I.R.O £90,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

FIRST FLOOR APARTMENT WITH OUTLOOK OVER THE COMMUNAL GARDENS ** WELL PRESENTED ** MODERN FIXTURE & FITTINGS ** RESIDENT DEVELOPMENT MANAGER ** CLOSE TO LOCAL AMENITIES, HOSPITAL, RAIL STATION & BUS LINKS **

Offered to the market is this first floor apartment offering independent living to over 60 year olds (can have a partner 55 or over). The property has a wide range of benefits including electric heating, secure intercom system, emergency pull cords, double glazing throughout, large inviting living room, excellent size bedroom with fitted wardrobe and shower room/wc. There is also communal parking and well maintained gardens. The complex also has laundry room, refuse room and communal areas. The property has well appointed accommodation which briefly comprises: entrance hall with walk in cupboard, inviting living/dining room with french doors opening to the Juliet style balcony overlooking the gardens, modern fitted kitchen, bedroom with built in wardrobes and a shower room/wc.

Located in a popular part of Durham being conveniently situated approximately one and a half miles from Durham City Centre and its comprehensive shopping and recreational facilities and amenities. It is also handily placed for access to County Hall, The University Hospital, Durham Land Registry, Aykley Heads etc. All the main schools are within easy access. Local everyday shops and other amenities are available within nearby Framwellgate Moor. It is also conveniently situated for commuting purposes being within a few minutes drive of the A(167) Highway which provides good road links to both North and South.

ENTRANCE HALL

LOUNGE/DINER

17'8" x 12'8" (17'08" x 12'08") (5.38 x 3.86)

KITCHEN

7'3" x 5'8" (7'03" x 5'08") (2.21 x 1.73)

BEDROOM

12'10" x 8'7" (3.91 x 2.62)

SHOWER ROOM

8'11" x 7'2" (2.72 x 2.18)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 6Mbps, Superfast 80Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - Lease term was 125 years from 01/06/2007. Service Charge Approx. £1000 every 6 months and Ground Rent Approx. £425PA

Council Tax: Durham County Council, Band A - Approx. £1544p.a

Energy Rating: B

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Camsell Court

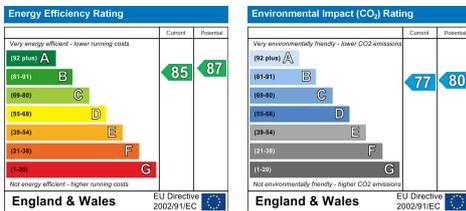
Approximate Gross Internal Area
453 sq ft - 42 sq m



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. 2018



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedfield.co.uk

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.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

1 Old Elvet, Durham City, Durham, DH1 3HL | Tel: 0191 386 2777 | info@robinsonsdurham.co.uk

www.robinsonsestateagents.co.uk