



**Cunningham Court, Sedgfield, TS21 3BP**  
**1 Bed - Flat**  
**£72,000**

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Offered to the market with no onward chain; we are thrilled to offer for sale this exceptionally well presented ground floor apartment with one double bedroom on Cunningham Court, pleasantly positioned within the highly sought after area of Sedgfield. This is an ideal opportunity for buy-to-let investors to acquire this tastefully decorated residence within this superb location. Having easy access to all of the local amenities Sedgfield itself has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from electric central heating & double glazing throughout. In brief, this well proportioned property comprises: Welcoming entrance hallway with storage, an impressive open-plan lounge/kitchen (measuring 24ft x 10ft approximately) with bay window to rear elevation & a range of fitted wall & base units, one double bedroom & a lovely bathroom with modern three piece suite. Externally, there is an allocated parking bay to front. We thoroughly encourage full internal inspection in order to fully appreciate the style, space & layout of this tastefully decorated apartment for sale.

Leasehold: 982 years remaining  
Ground Rent: £200 per year  
EPC Rating: C  
Council Tax Band: B

**ENTRANCE HALLWAY****OPEN-PLAN LOUNGE / KITCHEN**

24'7 x 10'8 (7.49m x 3.25m)

**DOUBLE BEDROOM**

10'9 x 9'7 (3.28m x 2.92m)

**BATHROOM**

6'1 x 5'7 (1.85m x 1.70m)

**EXTERNALLY**





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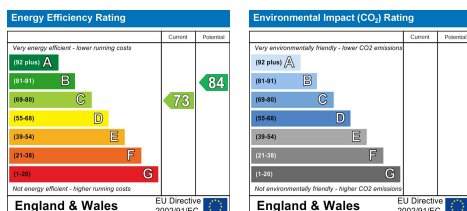
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## DURHAM REGIONAL HEAD OFFICE

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@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

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Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
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