



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 Sedgefield. 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 Sedgefield 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.

An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

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

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.

COMPLIANCE

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.



OUR SERVICES

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Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

DURHAM

1-3 Old Elvet

DH1 3HL

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WYNYARD

The Wynd

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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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