



Cunningham Court, Sedgfield, TS21 3BP  
1 Bed - Apartment  
£66,500

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It is with pleasure that we offer to the market with no onward chain this impressive one bedroom first floor apartment situated on on Cunningham Court, within the highly sought after location of Sedgefield. This deceptively spacious property would suit a range of purchasers including first time buyers, buy-to-let investors or those looking to downsize. Having easy access to all of the local amenities that the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading into Durham City, Darlington & Teesside, the property also benefits from electric central heating & double glazing throughout. Competitively priced; the property briefly comprises: welcoming entrance hallway, spacious lounge (measuring 14ft approximately), kitchen/dining area, with a range of fitted wall & base units, one double bedroom & a family bathroom with three piece suite. Externally, there is an allocated parking bay to rear. Internal viewing comes highly recommended in order to fully appreciate the style, layout & space of this impressive property for sale.

The lease is for a term of 1000 years from 1 January 2006 at a ground rent of £100.00 per annum.

The ground rent increases every 10 years of the term by doubling for the first 50 years (increasing up to £1,600.00 per annum). This will take it over the threshold above which the lease itself could be considered as an Assured Shorthold Tenancy under the definition contained in the Housing Act 1988

LEASEHOLD - 980 years remaining

Service Charge - £1664.87 from 1st April 2024 – 30th March 2025.

EPC Rating: C

Council Tax Band: A

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

14'6 x 14'2 (4.42m x 4.32m)

#### **KITCHEN / DINING AREA**

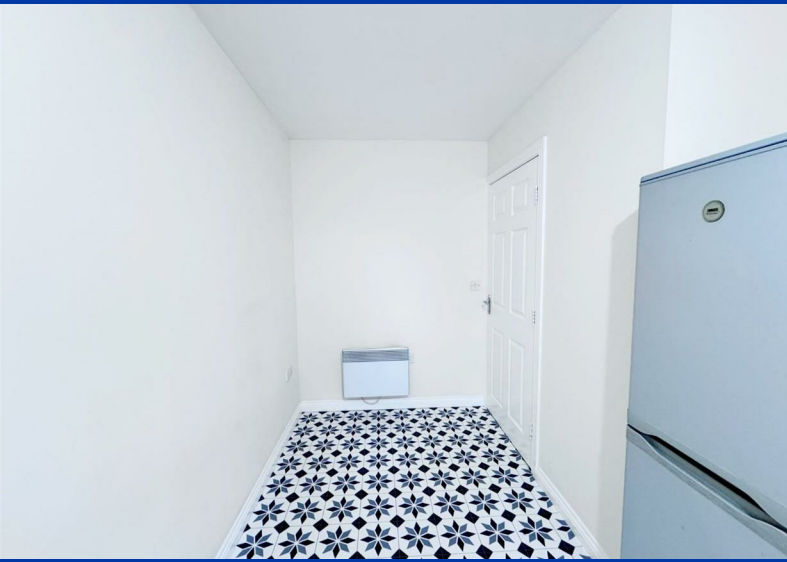
14'8 x 7'1 (4.47m x 2.16m)

#### **DOUBLE BEDROOM**

10'2 x 9'9 (3.10m x 2.97m)

#### **BATHROOM**

#### **EXTERNALLY**



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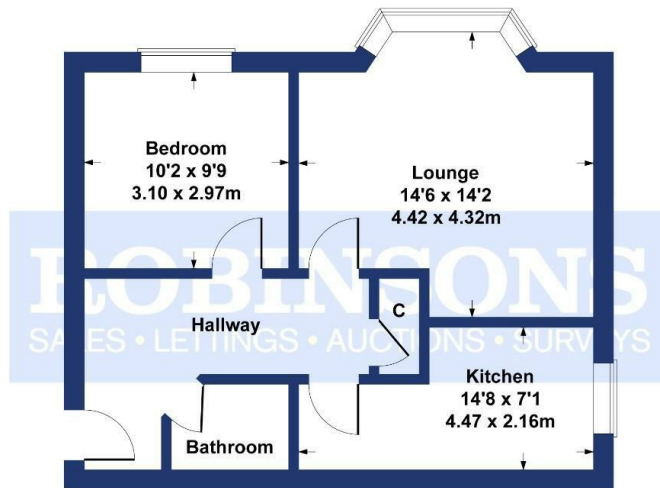
Strategic Marketing Plan

Dedicated Property Manager

## Cunningham Court, Sedgefield, TS21 3BP

Approximate Gross Internal Area

514 sq ft - 48 sq m



### GROUND FLOOR

#### 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-74	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
		78	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
41-38	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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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