



**Old Dryburn Way, North End, DH1 5SE**  
**2 Bed - Apartment**  
**£950 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



WELL PRESENTED THROUGHOUT \* TOP FLOOR APARTMENT WITH VIEWS TOWARDS DURHAM \* MODERN FITTINGS \* MUST BE VIEWED \*

Positioned on the top floor, the apartment comprises of: entrance hall, two good sized bedrooms, modern fitted kitchen with some integral appliances, bathroom/wc and spacious lounge/dining room with french doors to the balcony which has views towards Durham City. Externally there is an allocated parking bay.

Situated in the highly regarded and popular North End area of Durham, the Old Dryburn Way development offers a convenient location within walking distance to the City Centre. Residents can easily access a comprehensive range of shopping, recreational facilities, and amenities. For commuters, the development is well-connected, with Durham train station and major road links easily reachable.

Council Tax Band - B Annual Cost - £1890.92

EPC Rating - D

BOND £680 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and No Pets

Required Earnings: Tenant Income - £24,480.00 Guarantor Income (If Required) - £24,480.00

#### Communal Entrance

Stairs to all floors.

#### Hallway

#### Lounge/Dining Room

14'4" x 12'9" (14'04" x 12'09") (4.37 x 3.89)

#### Kitchen

11'1" x 7'1" (11'01" x 7'01") (3.38 x 2.16)

#### Bedroom

11'8" x 9'10" (3.56 x 3.00)

#### Bedroom

12'2" x 9'2" (12'02" x 9'02") (3.71 x 2.79)

#### Bathroom/Wc

7'0" x 6'4" (2.13 x 1.93)

#### Council Tax

Band D - £1797

#### Tenure

Leasehold - approx 142 years remain with service charge of approx £95.

#### Council Tax Band - D

Annual Cost - £1899.39

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - 155 years from 2005 - Ground rent approx £250 per annum. Service charge approx £91 per month.

Council Tax: Durham County Council, Band D - Approx. £2,431 p.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.

#### REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH







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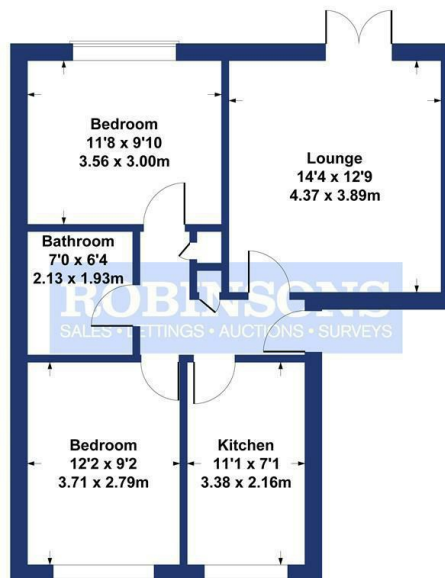
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Old Dryburn Way  
Approximate Gross Internal Area  
618 sq ft - 57 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

Energy Efficiency Rating	
Current	Potential
75	76
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
78	79
England & Wales EU Directive 2002/91/EC	

### DURHAM

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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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