





Old Dryburn Way, North End, DH1 5SE
2 Bed - Apartment
£900 Per Calendar Month

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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 - D Annual Cost - £2499.97

EPC Rating - D

BOND £900

Required Earnings: Tenant Income - £32,400.00 Guarantor Income (If Required) - £32,400.00

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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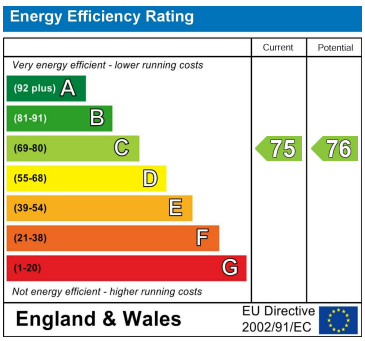
Approximate Gross Internal Area
618 sq ft - 57 sq m



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



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