



Studley Drive, Spennymoor, DL16 7GB
2 Bed - Apartment
£95,000

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Robinsons are delighted to offer to the market this SMART TWO BEDROOM GROUND FLOOR APARTMENT which is sure to impress. Located on this private and sought after residential development in this quiet location yet a few minutes walk from Spennymoor Town Centre, local shops, schools and amenities. We feel this lovely apartment would suit a variety of buyers including retired couples, first time buyers and investors. The property benefits from well presented kitchen, modern bathroom, bedroom one having fitted wardrobes & ensuite, gas central heating & UPVC DOUBLE GLAZING.

The accommodation briefly comprises ENTRANCE VESTIBULE, ENTRANCE HALL, SPACIOUS LOUNGE, SUPERB FITTED KITCHEN, TWO DOUBLE BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. EXTERNALLY the property has the benefit of ALLOCATED CAR PARKING, VIEWING IS HIGHLY RECOMMENDED and in more detail the accommodation comprises:-

EPC Rating C
Council Tax Band B

Hallway

Wood effect flooring, radiator.

Lounge

20'7 x 13'9 (6.27m x 4.19m)

UPVC windows, radiator, french doors leading to front elevation.

Kitchen/Diner

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, uPVC window, wood effect flooring, radiator, space for dining room table, french doors leading to the rear.

Bedroom One

11'0 x 10'7 max points (3.35m x 3.23m max points)

Modern fitted wardrobes, radiator, uPVC bay window.

En-Suite

Double shower cubicle, wash hand basin, radiator, uPVC window, extractor fan.

Bedroom Two

10'0 x 7'7 (3.05m x 2.31m)

UPVC window, radiator, fitted wardrobes.

Bathroom

White panelled bath, wash hand basin, W/C, uPVC window, extractor fan, radiator, tiled splashbacks.

Externally

To the rear is an allocated parking bay with visitor bays also.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Broadband: Super-fast 80Mbps *

Mobile signal: EE/O2/Three/Vodafone

Mobile Signal/Coverage:

Tenure: Leasehold

Council Tax: Durham County Council, Band B - Approx.

£1,987.95 p.a

Energy Rating: TBC

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.



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Studley Drive

Approximate Gross Internal Area
711 sq ft - 66 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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.

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