



Bamburgh Parade, Spennymoor, DL16 6NW
2 Bed - Apartment
£69,950

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Robinsons are delighted to offer to the market this beautifully presented two-bedroom ground floor apartment, which has been enhanced throughout with upgraded flooring, a stylish contemporary kitchen, and a stunning modern shower room. Constructed by Wimpey Homes, the apartment is pleasantly situated within a sought-after private residential development in a quiet location, while remaining just a short walk from Spennymoor Town Centre, local shops, schools, and a range of everyday amenities.

This attractive home is sure to appeal to a wide variety of purchasers, including first-time buyers, downsizers, retired couples, and buy-to-let investors. Further benefits include UPVC double glazing and well-maintained communal areas.

The accommodation briefly comprises: entrance hallway, spacious L-shaped lounge/dining room with archway leading to a modern white fitted kitchen complete with integrated cooking appliances, two generously sized double bedrooms, and a stylish shower room. Externally, the property enjoys access to a shared rear garden, together with allocated parking and additional visitor parking to the front.

This is superb opportunity to acquire a ready-to-move-into apartment in a convenient and highly regarded location, so early viewing is advised to avoid any disappointment.

EPC Rating D
Council Tax Band A

Leasehold Information:
999-year lease from 1999. Current annual ground rent and service charge £1130.65 per year

Hallway

Storage cupboard, intercom entry system, quality flooring, storage heater and airing cupboard

L-Shaped Lounge/Diner

17'7 x 13'10 (5.36m x 4.22m)

Two uPVC windows to front elevation, quality flooring, two wall heaters, TV point and BT point

Kitchen

7'9 x 7'3 (2.36m x 2.21m)

Fitted kitchen with a range of wall and base units with contrasting work surfaces, part tiled walls, tiled flooring, sink with mixer tap, electric hob, built in electric oven, extractor hood and plumbing for automatic washing machine

Bedroom One

10'10 x 9'8 (3.30m x 2.95m)

UPVC window to rear elevation, quality flooring and wall heater

Bedroom Two

10'8 x 8'3 (3.25m x 2.51m)

Quality flooring, uPVC window to rear elevation with wall heater

Shower Room

Large walk in shower, wash hand basin, w/c, chrome towel radiator, extractor fan and quality flooring

Externally

To the front of the property there are allocated parking to the rear enclosed shared gardens

Agents Notes

Council Tax: Durham County Council, Band

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the

Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

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. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



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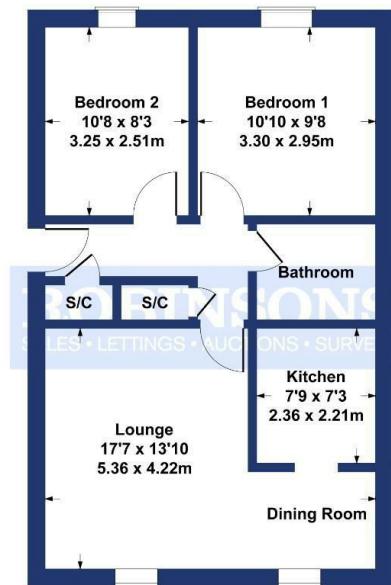
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bamburgh Parade

Approximate Gross Internal Area
592 sq ft - 55 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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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