



Dundas Street, Spennymoor, DL16 6AS  
1 Bed - Apartment  
£450 PCM

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Robinsons are pleased to present this one-bedroom ground floor apartment located at Dundas Street in Spennymoor, County Durham. This well-maintained property is ideal for those seeking a comfortable and convenient living space.

Upon entering, you will find a spacious lounge that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a delightful space for culinary pursuits. The good sized bathroom, ensuring a fresh and stylish environment.

The large bedroom provides ample space for furnishings and personal touches, creating a serene retreat at the end of the day. Additionally, the property boasts a driveway for off-street parking and a good-sized front garden, enhancing its appeal and providing outdoor space for enjoyment.

Situated close to the town centre, this apartment benefits from easy access to local amenities and transport links, making it an excellent choice for those who value convenience. Early viewings are highly recommended to fully appreciate what this lovely property has to offer.

EPC Rating E  
Council Tax Band A

#### Agent Notes

Property Construction – Standard  
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
Gas Supply - Mains  
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>  
Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord 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.



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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   | 75        |
| (55-68) D                                   |           |
| (39-54) E                                   | 41        |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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## SEDFIELD

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## WYNYARD

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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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