



St. Andrews House, Bishops Close Spennymoor, DL16 6FJ

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Price £55,000

Well presented one-bedroomed ground floor flat located on Bishop's Close, Spennymoor. Ready to move into, the property would make an ideal home for first time buyers, and also provides a great opportunity for investors looking for a buy to let purchase. The flat benefits from an allocated parking bay along with additional visitor bays available, enclosed with electric gates providing ample secure parking. Situated in a prime town centre location allowing for easy access to a range of amenities throughout Spennymoor including supermarkets, schools, retail stores, cafes along with local shops and businesses. There is a regular bus service through the town providing access to neighbouring towns and villages offering a further array of amenities whilst the A688 is nearby leading to the A1(M) both North & South, ideal for commuters.

In brief, the property comprises; an entrance hall leading into the open-plan living room, dining room and kitchen, master bedroom with fitted wardrobes and family bathroom. Externally, there is an allocated parking bay along with further visitor parking available.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can therefore be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

Living Room

14'9" x 10'2"

The living room is located to the rear of the flat offering ample space for furniture with neutral decor, feature spotlights and a large window providing plenty of natural light.

Dining Area

9'6" x 6'6"

The dining area is open-plan from the living room and offers space for a table and chairs.

Kitchen

9'10" x 5'10"

Modern kitchen fitted with a range of white wall, base and drawer units, contrasting work surfaces, tiled splash backs, sink/drainer, integrated electric oven, hob and overhead extractor hood. Space is available for free standing appliances along with plumbing for a washing machine.

Bedroom

13'7" x 13'5"

Generously sized master bedroom offering space for a king-sized bed and further furniture, benefiting from fitted wardrobes, neutral decor and large window to the side elevation provides plenty of natural light.

Bathroom

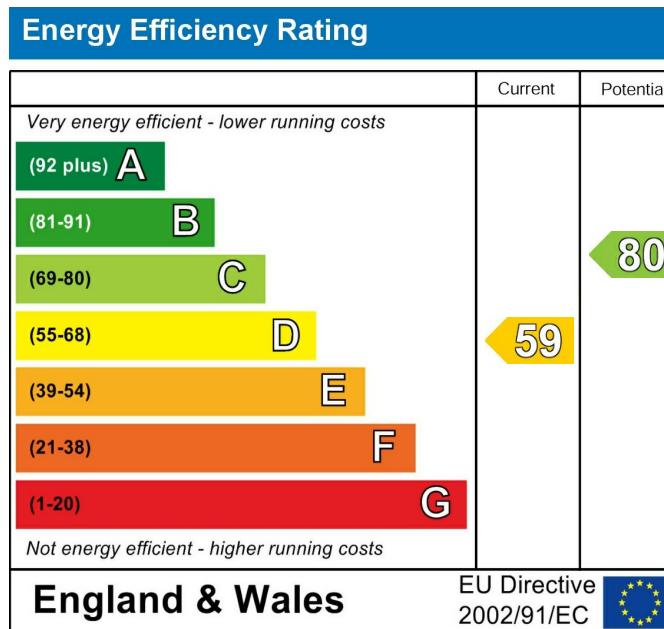
9'2" x 6'2"

The family bathroom is half-tiled and fitted with a panelled bath, corner shower cubicle, wash hand basin and WC.

Service Charge/Ground Rent

Service charge is approximately £136 per month.

Ground Rent is due to be reviewed in 2036.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

