



## 1 bed apartment to buy in DH1

Hornbeam Close, Gilesgate , Durham,  
Durham, DH1 1EN

# £114,995

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One Bedroom Apartment
- ✓ Open-Plan Living Room & Kitchen
- ✓ Allocated Parking Space
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

Kathryn Greensmith  
Branch Manager  
Durham City

0191 3832133  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for sale this impressive one-bedroom apartment property situated on Hornbeam Close Gilesgate.

The property briefly comprises: entrance way, open-plan living room and kitchen, bedroom and a bathroom are located on the first floor.

Externally the property offers allocated parking to the front elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: A

Tenure: Leasehold

Price: Offers In The Region Of £114,995

Property Type: Apartment

Parking: Allocated

Heating: Gas

## External Front

Allocated parking to the front elevation.



## Entrance Way

Access via solid wooden door, storage cupboard, access to the loft, radiator and carpet.



## Living Room

Double glazed window to the rear elevation, tv point, radiator and vinyl flooring.



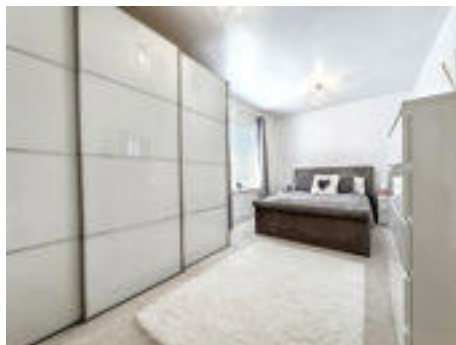
## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer, integrated fridge, freezer, gas cooker, oven, microwave, dish washer, washing machine and vinyl flooring.



## Bedroom 1

Double glazed window to the front elevation, wardrobes, radiator and carpet.

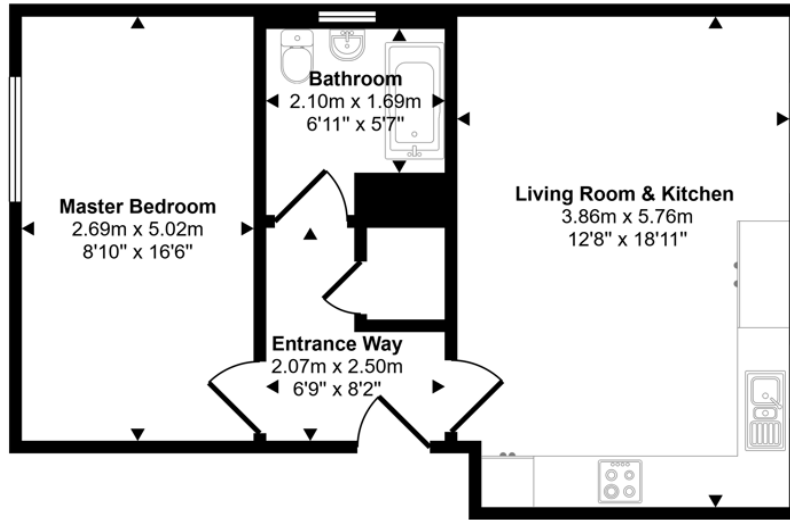


## Bathroom

Double glazed windows to the side elevation, three piece suite comprising; low level w/c, wash basin with integrated taps, bath integrated taps with overhead rain shower, radiator, partly tiled walls and vinyl flooring.



Approx Gross Internal Area  
47 sq m / 511 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>S1</b>	<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hornbeam Close, Gilesgate , Durham, Durham, DH1 1EN

Contact your local branch today for more information on this property:

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durham@pattinson.co.uk, www.pattinson.co.uk**

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