



To buy

## 2 bed apartment to buy in DH1

Taylor Court, Carrville, Durham, Durham,  
DH1 1EL

# £84,950

 x 2  x 2  x 1

Tenure

**Leasehold**

## Property features

- ✓ Two bedrooms
- ✓ Potential rent £650pcm
- ✓ Ground floor
- ✓ Executive apartment
- ✓ EPC Rating C

Allocated parking

Garden

## Key Information

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

## Arrange a viewing

Claire Nasir  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Fantastic investment opportunity with a high rental yield. Pattinson Estate Agents welcome for sale this executive ground floor apartment approximately 12 minutes by bus (Google maps) from Durham City centre and close to the A1(M) / A690. Well presented throughout, this apartment briefly comprises: Security door to communal entrance, hallway, open plan lounge/diner, fitted kitchen, bathroom/WC, two double bedrooms, en-suite shower room to master and a separate bathroom. In addition, the property has gas central heating and double glazing. Externally there is an allocated parking space and communal gardens.

This property is to be sold with vacant possession.

For more information or to arrange a viewing, please call our office on 0191 5183521.

Walk through virtual tour: <https://www.youtube.com/watch?v=x74GO9Xo3ys>

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 108

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,372.00

Price: Offers In The Region Of £84,950

Property Type: Apartment

USPs: Garden

Parking: Allocated, Off Street

Heating: Gas

## External

To the outside of the apartment block there are communal gardens and an allocated parking space.



## Family Bathroom

*2.25m x 2.43m (7'4" x 7'11")*

The bathroom has a white suite comprising of a panelled bath with mains shower attachment, pedestal wash hand basin and low level WC. The room is half tiled, has an extractor fan, radiator and tiled flooring.



## Entrance Hallway

With a solid wood door, telephone entry system, storage cupboards, radiator, laminate flooring and doors to the two bedrooms, bathroom and Lounge/Diner.

## Bedroom Two

*3.18m x 2.44m (10'5" x 8'0")*

The second double bedroom benefits from a UPVC double glazed window to the front aspect, a radiator and carpet flooring.



## En Suite to Master

*2.90m x 1.31m (9'6" x 4'3")*

Shower cubicle with mains shower, low level W/C and a pedestal wash hand basin. The room also benefits from an extractor fan, radiator and wood effect flooring.



## Bedroom One

3.73m x 3.23m (12'2" x 10'7")

The main bedroom benefits from a UPVc double glazed window to the front aspect, radiator, carpet flooring and door to the en-suite shower room.



## Kitchen

2.06m x 1.98m (6'9" x 6'5")

The fitted kitchen benefits from a range of wall and base units with contrasting work surfaces and incorporating a stainless steel sink unit with drainer and integrated electric oven and gas hob with extractor fan above. There is an integrated washing machine, freestanding fridge/freezer, UPVc double glazed window to rear aspect and laminate flooring.



This plan is for information only and does not constitute an offer of property. Please refer to the full floor plan for details of the property. Prepared by eAgent.com

## Lounge

3.23m x 4.27m (10'7" x 14'0")

A nice size room with UPVc double glazed French doors to the rear and car park beyond, radiator, TV point, laminate flooring and open archway to the kitchen.





Floor area 71.0 sq. m. (764 sq. ft.) approx

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(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	

Taylor Court, Carrville, Durham, Durham, DH1 1EL

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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