



2 bed upper flat to buy in DH4

Lambton View, Rainton Gate, Houghton Le Spring, Durham, DH4 6QL

£90,000 Offers Over

 x2  x1  x1

Tenure
Leasehold

Allocated parking

Property features

-  Ideal First Time Buy Or Investment Opportunity
-  Top Floor Apartment
-  Two Double Bedrooms
-  Beautiful Living Space
-  EPC Rating C

Key Information

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

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****TOP FLOOR APARTMENT**TWO DOUBLE BEDROOMS**STUNNING OPEN PLAN LOUNGE/KITCHEN**UPGRADED THROUGHOUT**ALLOCATED PARKING**POTENTIAL INCOME OF £750 PCM****

Pattinson estate agents are happy to welcome to the market this immaculately presented, two bed apartment located on the top floor of this wonderful complex. Perfectly positioned in the highly desirable Rainton gate, Houghton Le Spring, which is situated within close proximity to local amenities, good transport links via the A690 and walking distance to popular local schools. Also within a short drive to Ramside Golf Course and Houghton Le Spring Town Centre.

This deceptively spacious home has being upgraded throughout and briefly consists of:- Entrance/hallway, a stunning open plan lounge/kitchen, two double bedrooms and a stylish three piece bathroom, externally to the front there is an allocated parking bay and communal grounds to the rear. Additionally this apartment benefits from a gated entrance, secure intercom entry system and a visitor parking bays.

Properties in this location are extremely popular and an early viewing is essential, please call our Houghton office to arrange a viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,200.00

Price: Offers Over £90,000

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

Building Entrance

The building benefits from a gated entrance leading to the carpark and has a secure intercom system.



Apartment Entrance/Hallway

Property entrance leading to the hallway, which gives access to each room, porcelain tiled flooring and a radiator. The hallway also allows access to the loft.



Lounge Area

4.73m x 5.31m (15'6" x 17'5")

To the lounge area there is porcelain tiled flooring, a radiator and a double glazed front aspect window. The lounge also has open flow access to the kitchen.



Kitchen

Beautiful kitchen area benefiting from a range of upper, lower and full length unit with contrasting square edge worktops and matching up-stands. The kitchen has the bonus of an integrated fridge/freezer, washing machine, dishwasher, and oven and a induction hob.



Bedroom One

4.44m x 3.71m (14'6" x 12'2")

Double bedroom with carpet flooring, radiator and a double glazed rear aspect bay window.



Bedroom Two

3.79m x 2.68m (12'5" x 8'9")

Double bedroom with carpet flooring, radiator and a double glazed rear aspect window.



Bathroom

2.14m x 2.66m (7'0" x 8'8")

Stylish three piece bathroom benefiting from a paneled bath with an waterfall overhead shower, hand wash basin and W.C and a vanity unit. Porcelain tile flooring, UPVC cladded splash back, a storage cupboard, a heated towel rail and a double glazed window.

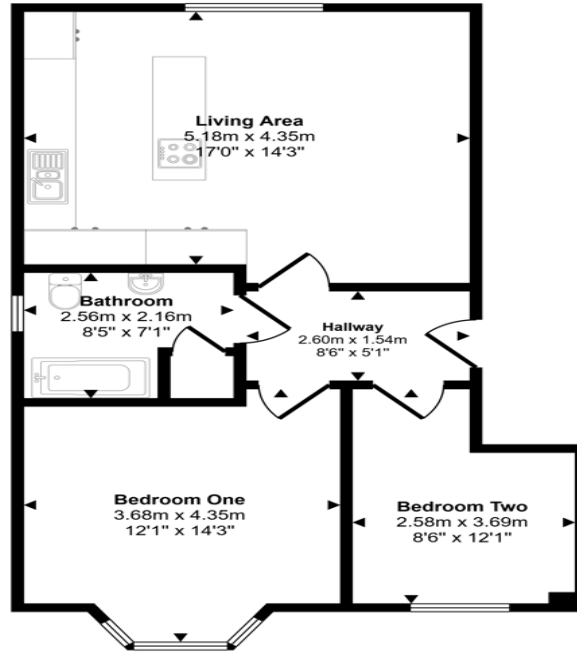


External

Gated development has communal gardens to the rear with allocated and visitors parking bays to the front.



Approx Gross Internal Area
57 sq m / 615 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) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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