



The Beeches | Stanley | Co. Durham | DH9 0PX

This two-bedroom ground floor apartment, situated near Stanley town centre, offers the convenience of covered off-street parking and easy access to transport links. It is available without an upper chain. The apartment has recently been redecorated and had new carpets fitted. The accommodation includes a communal hallway, a private entrance hallway, a lounge/diner featuring a corner bay window, and a fitted kitchen equipped with an integrated cooker. There are two bedrooms, with the master bedroom boasting an en-suite shower. Additionally, the property has a white bathroom suite. It benefits from full uPVC double glazing and gas combi central heating. The Council Tax is in band B, the leasehold has 107 years remaining, and it holds an EPC rating of C (80).

£80,000

- 2 bedroom ground floor apartment located near Stanley town centre.
- Offers convenient covered off-street parking
- Easy access to various transport links
- Available with no upper chain
- Redecorated and new carpets in February 2024.



Property Description

COMMUNAL HALLWAY

Communal heated entrance hallway accessed via a security code door with intercom.

FLAT ENTRANCE HALLWAY

Entrance door, useful storage cupboard, panelled radiator, coving to ceiling and doors leading to the bedrooms, bathroom and lounge/diner.

LOUNGE/DINER

14' 3" x 12' 5" (4.36m x 3.80m) Plus large square bay (2.30m x 2.30m) Large corner sited square bay with uPVC double glazed windows, panelled radiators, telephone point, T.V. aerial socket, coving to ceiling, wall mounted intercom and a door leading to the kitchen.

KITCHEN

11' 5" x 7' 8" (3.48m x 2.34m) This modern fitted kitchen boasts a comprehensive range of wall and base units,

complemented by butchers-block wood-effect worktops and tiled splashbacks. It features an integrated fan-assisted electric oven/grill, complete with a concealed, illuminated extractor unit overhead. The kitchen is plumbed for an automatic washer and includes an inset stainless steel single drainer sink unit with a vegetable drainer and mixer tap. A wall unit discreetly houses the gas combi central heating boiler. Additionally, the kitchen is equipped with a panelled radiator and a uPVC double glazed window.

BEDROOM 1 (TO THE SIDE/REAR)

13' 4" x 12' 5" (maximum) (4.07m x 3.80m) Panelled radiator, uPVC double glazed window, telephone socket and a door leading to the en-suite.

EN-SUITE SHOWER

6' 8" x 5' 2" (2.05m x 1.60m) Off bedroom one, there is a large shower cubicle with a mains shower, tiled splashbacks, and glazed bi-fold doors. It includes a pedestal wash basin with a tiled splashback, a low-level WC, a panelled radiator, and an

extractor fan.

BEDROOM 2 (TO THE FRONT)

10' 7" x 7' 7" (3.25 m x 2.33m) Panelled radiator and a uPVC double glazed window.

BATHROOM

A white suite featuring a panelled bath with tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed window, panelled radiator.

PARKING

Dedicated under cover parking bay.

HEATING

Gas fired central heating via combi boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (80). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band B.

TENURE

We understand that the property has a 125 year lease which commenced on the 1st January 2006 which as of January 2024 has 107 years remaining. The ground rent for the property is £199.39 per annum. We would recommend that any purchaser has this confirmed by their solicitor.

COSTS

The property is subject to a monthly maintenance charge of £139.20 which equates to £1,670.40 per annum. This service charge covers the upkeep of both the communal areas, security maintenance and the external areas of the building.

VIEWINGS

To arrange a viewing please contact David Bailes on 01207 231111.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

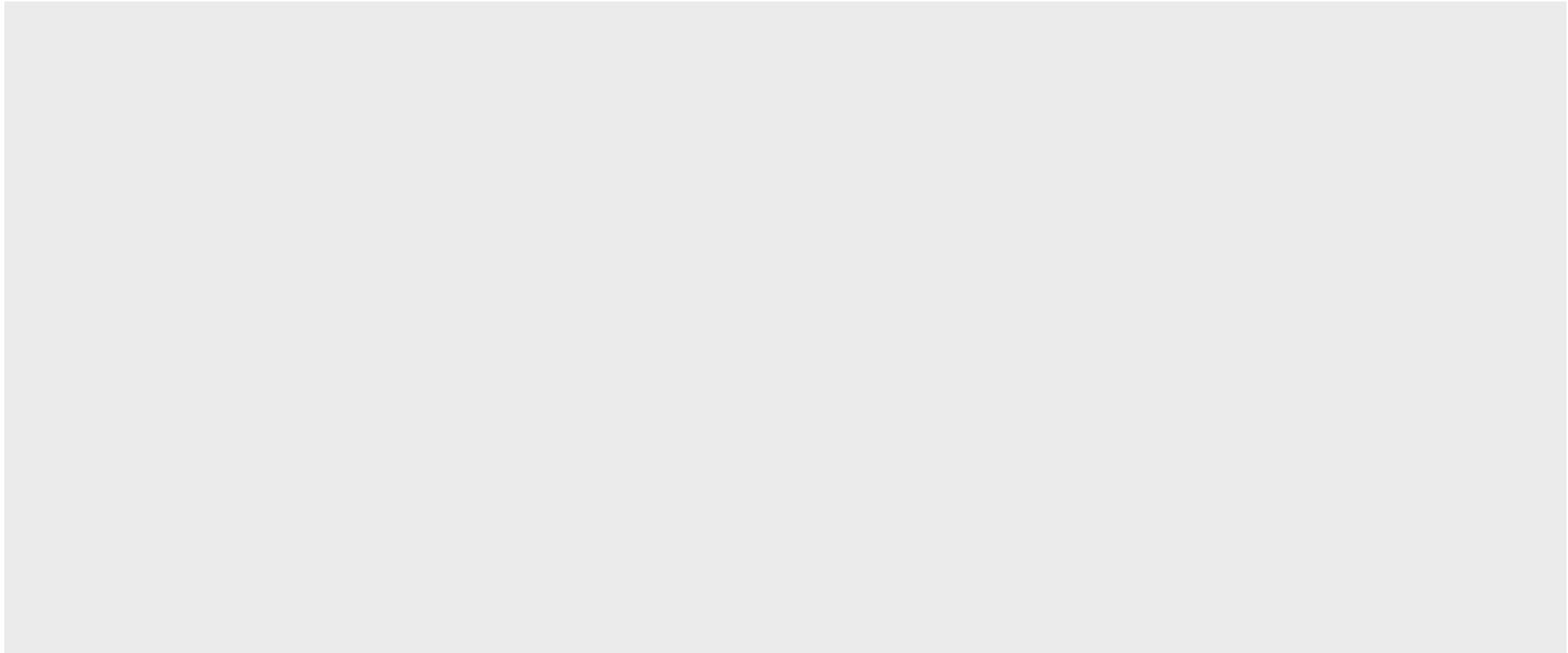
MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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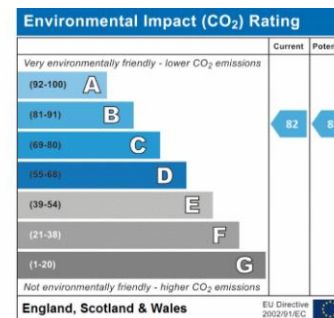
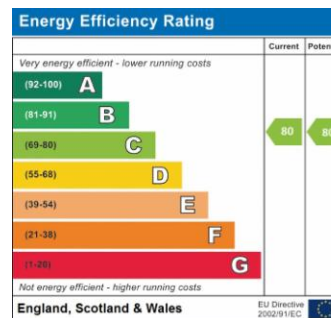
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GROUND FLOOR
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.

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 or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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