



| Pity Me | Durham | DH1 5XY

*** NO UPPER CHAIN, IDEAL FOR A RANGE OF BUYERS, ALLOCATED CAR PARKING, VIEWINGS ADVISED *** This two bedroom ground floor flat is located in Farrier Close in Pity Me, Durham. The property is well presented and is currently tenanted for £450 per calendar month. The property comprises: a secure communal entrance, porch, hallway, spacious living room, modern fitted kitchen, two bedrooms and a bathroom. Externally there is an allocated car parking space and also further visitor car parking spaces available. Viewings are highly recommended so please call us on 0191 384 3330.

£75,000

- Two Bedroom
- Ground Floor Flat
- No Upper Chain
- Currently Tenanted for £450 pcm
- EPC Rating C



Property Description

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SECURE COMMUNAL ENTRANCE

With carpet flooring.

ENTRANCE PORCH

Including carpet flooring.

HALLWAY

With carpet flooring, an electric heater, telephone entry system

and a cupboard.

LIVING ROOM

14' 11" x 10' 11" (4.556m x 3.351m) (Measurements to Maximum) The living room includes carpet flooring, coving, an electric heater and a double glazed window to the rear.

KITCHEN

9' 10" x 8' 1" (3.007m x 2.467m) Kitchen including fitted wall and base units with work surfaces, one and a half stainless steel sink/drainers with a mixer tap, an integrated electric oven, four ring electric hob, plumbing for a washing machine, tiled splash back, vinyl flooring, an electric heater and a double glazed window to the rear.

MASTER BEDROOM

14' 8" x 9' 7" (4.476m x 2.922m) Master bedroom with a built in double wardrobe, carpet flooring, electric heater and a double glazed window to the front.

BEDROOM TWO

11' 0" x 9' 6" (3.367m x 2.908m) Bedroom with carpet flooring, electric heater and a double glazed window to the front.

BATHROOM

6' 5" x 5' 8" (1.979m x 1.750m) Bathroom including a bath with shower above, low level WC, pedestal wash hand basin, vinyl flooring, partially tiled walls, an extractor fan and a chrome towel heater.

ALLOCATED PARKING

The property benefits from an allocated car parking space. There are also visitor car parking spaces available.

Newfield Estates may refer your details to Cooper Stott Solicitors for conveyancing if requested. A referral fee of £100 + VAT (£120) may be paid to the company by Cooper Stott Solicitors.

LEASEHOLD DETAILS

Leasehold: 125 year lease from 1 August 2003.

The ground rent is £125 per annum.

The current service charge amount is £1000.28 per annum.



Tenure

Leasehold

Council Tax Band

B

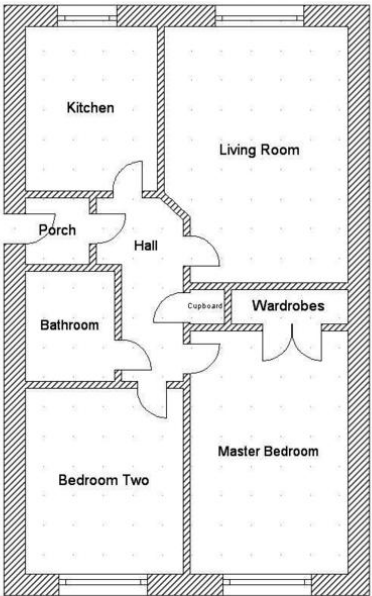
Viewing Arrangements

Strictly by appointment

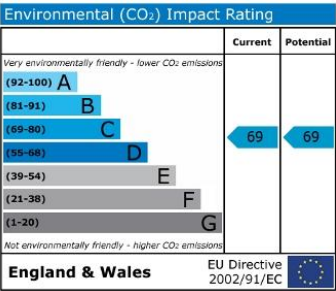
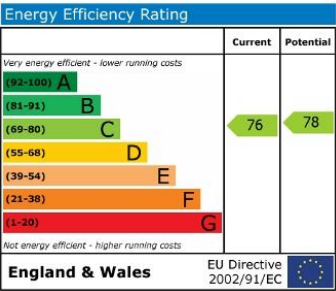
Contact Details

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Disclaimer
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 prospective purchasers. Newfield Estates.



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