



Littleburn Lane, Langley Moor, DH7 8HA
 2 Bed - Apartment
 Starting Bid £19,950

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**** Being Auctioned via the Great North Property Auction in connection with Robinsons ** Start bids welcome from £19,950**
**** Buyers Premium applies please see full details for information ****

Investment Opportunity ** Great Buy to Let or First Buy **
Popular Location ** Close to Amenities, Schools & Transport Links ** Double Glazing & GCH Via Combi ** Rear Yard ** Large Lounge **

The floor plan comprises: lounge, two bedrooms, kitchen, lobby and bathroom/wc. Outside is an enclosed yard.

The property is within a few minutes walk of a good range of everyday facilities and amenities which are available within Langley Moor itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre, which is just over 2 miles distant. Langley Moor is also well placed for commuting purposes being within only a few minutes drive of the A(167) Highway which provides good road links to both North and South.

Lounge

15'11 x 16'02 (4.85m x 4.93m)

Kitchen

10'02 x 5'0 (3.10m x 1.52m)

Bedroom

16'03 x 9'06 (4.95m x 2.90m)

Bedroom

16'03 x 7'07 (4.95m x 2.31m)

Lobby

Bathroom/WC

5'08 x 5'01 (1.73m x 1.55m)

Outside

Enclosed yard

Tenure - Leasehold

Council Tax Band - A

Annual Cost - £1266.26

Auction Note

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. Upon close of a successful auction or if the vendor accepts an offer during the auction, there is no fee taken by the auctioneer however the buyer will be required to put down a non-refundable Reservation Fee of 3.5% + VAT subject to a

minimum of £5000 + VAT (£1000) = (£6000) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Great North Property Auction powered by iam-sold Ltd.



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Strategic Marketing Plan

Dedicated Property Manager

Littleburn Lane
Approximate Gross Internal Area
676 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd, 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	59	68
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	58	68
EU Directive 2002/91/EC		

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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