



## St Andrews Court, New Elvet

Durham DH1 3AH

£190,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# St Andrews Court, New Elvet

Durham DH1 3AH



- City centre location
- EPC RATING B
- Large open plan living room and kitchen

- Close to all amenities and university buildings
- Potential rental income of up to £1,100 PCM
- Kitchen with all appliances

- Sought after residential development
- One double bedroom
- Secure entry system

An excellent opportunity to purchase a superb one bedroom first floor apartment situated in the prime Durham City centre location of St Andrews Court. The property is situated within close proximity to all city amenities and also Durham University buildings.

Having a modern interior with an open plan living area and kitchen with a range of integrated appliances including an oven and hob, fridge/freezer, washing machine and dishwasher, a double bedroom and modern bathroom.

Ideally suited to professionals or Buy To Let investors with potential rental income of up to £1,100 PCM, early viewing is highly recommended to avoid disappointment.

## FIRST FLOOR

### Hallway

Entered via a secure door with telephone entry system. Having an electric heater.

### Open Plan Living Area

24'0" x 10'6" maximum measurements (7.33 x 3.22 maximum measurements)

An impressive open plan living space which is perfect

for modern living and entertaining. With a window and electric heater.

### Further Living Room Image

### Kitchen

8'11" x 7'6" (2.74 x 2.30)

Fitted with a range of base and wall units having contrasting worktops incorporating a stainless steel sink and drainer unit, a built in electric oven and hob with extractor over, an integrated dishwasher and fridge/freezer. Having part tiled walls and laminate flooring.

### Bedroom

12'2" x 10'0" (3.71 x 3.07)

Spacious double bedroom with a window, wardrobe, double bed and electric heater.

### Bathroom/WC

7'5" x 6'2" (2.28 x 1.88)

Comprising of a panelled bath with mains fed shower over, pedestal hand wash basin and WC. Having an extractor fan and laminate flooring.

### Parking

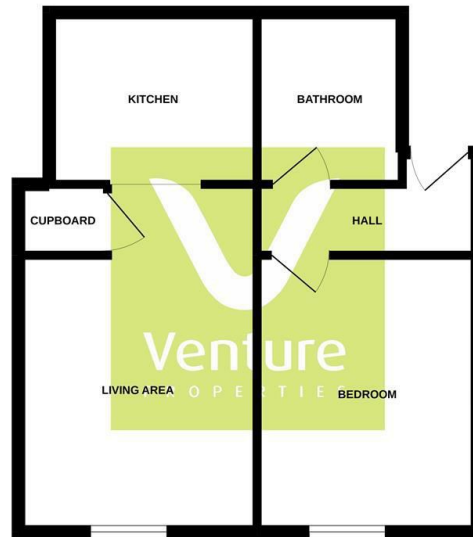
This apartment comes with 1 parking space in an

underground parking garage with access via an electric shutter door.

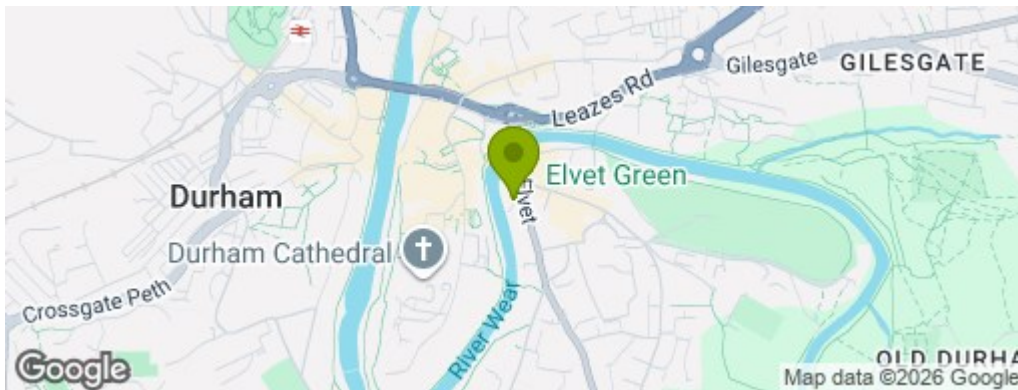
### DISCLAIMER

The photos used in this advert were taken prior to the current tenant moving in.

## FIRST FLOOR



While 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 for any prospective purchase. The services, equipment and appliances shown here are to be installed and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Leasehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Check via OFCOM website.

Mobile Signal/coverage: We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2331 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of

Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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