



| Framwellgate Moor | Durham | DH1 5FQ

*** OVER 60's APARTMENT BLOCK, NO UPPER CHAIN, WELL PRESENTED, COMMUNAL LOUNGE *** This one bedroom top floor apartment is located in the popular Camsell Court in Framwellgate Moor, Durham. The property is available to over 60's and benefits from an on site manager and communal garden. The property comprises: a communal entrance with lift access, entrance hall, spacious living room, fitted kitchen, bedroom with fitted wardrobe and a shower room. Externally the property benefits from off street parking and a shoppers gate leading to Framwellgate Moor Front Street. Viewings are highly recommended so please call us on 0191 384 3330.

£120,000

- One Bedroom
- Top Floor Apartment
- No Upper Chain
- Well Presented Throughout
- EPC Rating B



Property Description

*** OVER 60's APARTMENT BLOCK, NO UPPER CHAIN, WELL PRESENTED, COMMUNAL LOUNGE *** This one bedroom top floor apartment is located in the popular Camsell Court in Framwellgate Moor, Durham. The property is available to over 60's and benefits from an on site manager and communal garden. The property comprises: a communal entrance with lift access, entrance hall, spacious living room, fitted kitchen, bedroom with fitted wardrobe and a shower room. Externally the property benefits from off street parking and a shoppers gate leading to Framwellgate Moor Front Street. Viewings are highly recommended so please call us on 0191 384 3330.

COMMUNAL ENTRANCE

Including a communal lounge for residents and lift access to the upper floors.

ENTRANCE HALL

With carpet flooring and telephone entry system. There is a

large cupboard with carpet flooring.

LIVING ROOM

17' 5" x 11' 1" (5.328m x 3.398m) Living room including an electric fire, carpet flooring, an electric wall mounted heater and French doors leading to a Juliette balcony

KITCHEN

8' 11" x 5' 8" (2.732m x 1.747m) Kitchen including fitted wall and base units with a contrasting work surface, stainless steel sink/drain, an integrated electric oven, electric four ring hob, an extractor fan, an integrated fridge, an integrated freezer, coving, tiled splash back, vinyl flooring and a double glazed window to the rear.

BEDROOM

14' 3" x 11' 3" (4.361m x 3.438m) Bedroom including a built in wardrobe, carpet flooring, an electric wall mounted heater and a double glazed window to the rear.

SHOWER ROOM

7' 1" x 6' 0" (2.177m x 1.834m) Including a shower cubicle, low level WC, wash hand basin, carpet flooring, tiled walls and an extractor fan.

FACILITIES

The complex benefits from an on site manager, communal garden with shoppers gate to Framwellgate Moor Front Street, washing/drying room and a guest room for visitors to residents of the complex. Please enquire for further details.

COUNCIL TAX

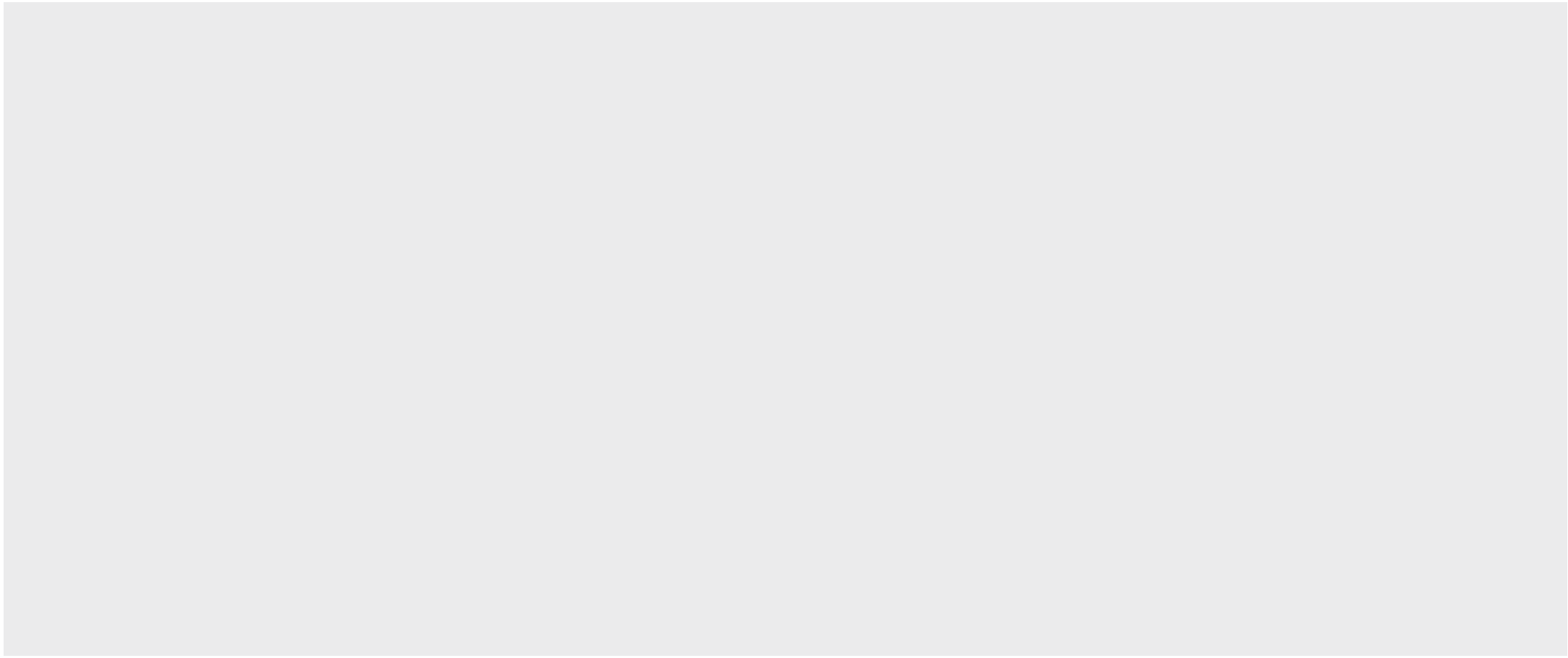
The property is council tax band A.

LEASEHOLD DETAILS

Lease is 125 years from June 2007

Ground rent is £425 a year - payable every 6 months

Service charge is every 6 months - £1171.62 for last one paid



Tenure

Leasehold

Council Tax Band

A

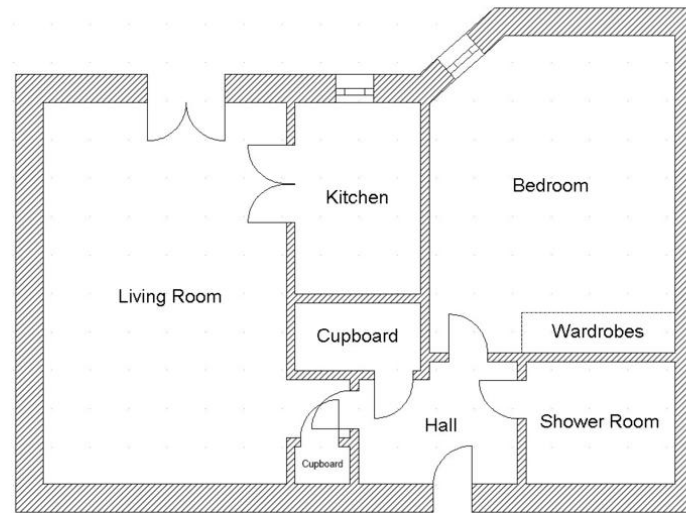
Viewing Arrangements

Strictly by appointment

Contact Details

20A Alnwick Road
Newton Hall
County Durham
DH1 5LX

www.newfieldestates.co.uk
info@newfieldestates.co.uk
0191 384 3330



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. New Field Estates.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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