



## 4 St. Heliers Way | East Stanley | Co. Durham | DH9 0UR

ATTENTION LANDLORDS A tenanted property with a willing tenant paying £475 PCM providing a yield of 8.14%. A deceptively spacious two bedroom first floor apartment available with no upper chain and will have the benefit of a new roof being installed and comes with a garage in a nearby block. The accommodation comprises a communal entrance hallway, stairs to a further communal landing and entrance to the apartment. Hallway, lounge/diner, kitchen, two bedrooms and a wet room style shower/WC. Gas com bi central heating, uPVC double glazing, leasehold tenure with long lease, Council Tax band A, EPC rating D (65) Maintenance/ground rent £30.00 PCM. Virtual tour available on our YouTube channel.

£69,950

- 2 Bedroom first floor apartment
- Deceptively spacious, no chain
- Large lounge/diner
- Garage & new roof
- Wet room style shower/WC



## Property Description

### GROUND FLOOR ENTRANCE

uPVC double glazed door to communal hallway, staircase to the first floor landing.

### LANDING

Communal area with glazed door to the apartment.

### HALLWAY

L- shaped room with built-in storage cupboard housing the gas combi central heating boiler, dado rail, telephone point and a doors leading to the bedrooms, lounge/diner, kitchen and shower room/WC.

### LOUNGE/DINER

21' 6" x 11' 10" (6.56m x 3.61m) A long spacious room with feature wooden fireplace, marble inlay and hearth, two radiators, uPVC double glazed window with elevated views over countryside.

### KITCHEN

12' 10" x 7' 5" (3.92m x 2.27m) Fitted with a range of wall and base units, complimentary work surfaces, integrated oven/grill and gas cooking hob with concealed extractor unit over, plumbed for washing machine and dishwasher, under-bench fridge and freezer, sink and drainer with mixer tap, uPVC double glazed window.

### BEDROOM 1

13' 10" x 11' 11" (4.24m x 3.64m) Built-in storage cupboard, uPVC double glazed window and a double radiator.

### BEDROOM 2

10' 2" x 10' 0" (3.11m x 3.06m) uPVC double glazed window and a single radiator.

### WET ROOM

7' 1" x 6' 6" (2.16m x 2.00m) PVC panelled walls, electric shower with curtain and rail, base storage unit with inset wash basin, WC, chrome towel radiator, uPVC double glazed

window and extractor fan.

### EXTERNALLY

Communal lawn gardens to the front and side, rear yard.

### GARAGE

A single garage is located within a block to the front of the property (with a green door).

### GLAZING

uPVC double glazing installed.

### HEATING

Gas fired central heating via combination boiler and radiators.

### COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.

## TENURE

We understand that the property is leasehold. We would recommend that any purchaser has this confirmed by their legal advisor. The lease has a term of 999 years created 01/01/1970 and at the time when marketing began had 946 years remaining.

## MAINTENANCE/GROUND RENT

We understand that the ground rent/maintenance costs are currently £30 PCM equating to £360 per annum.

## VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the

Covid-19 virus.

## 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.

## NEED A MORTGAGE?

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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

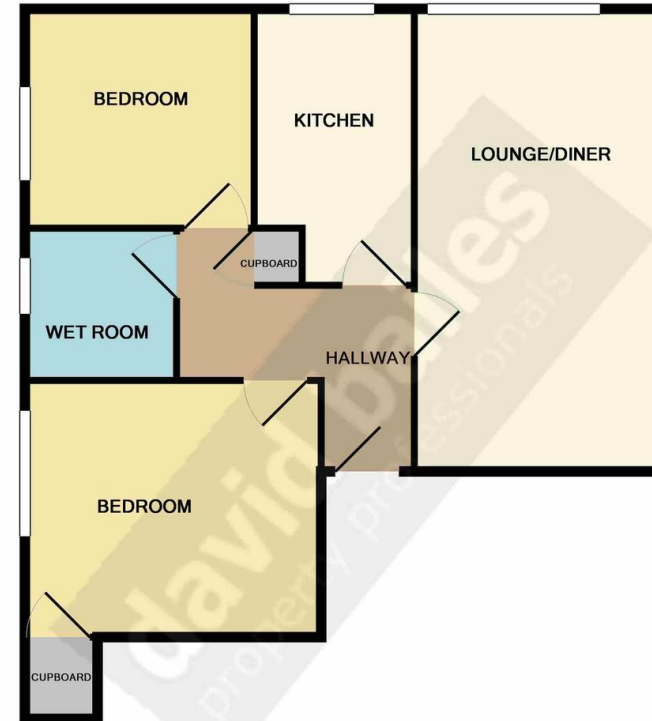
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DH9 8AF

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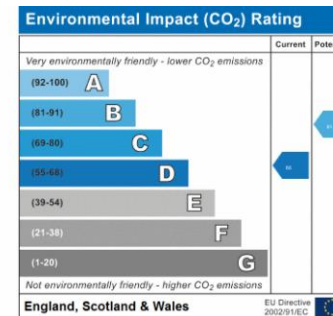
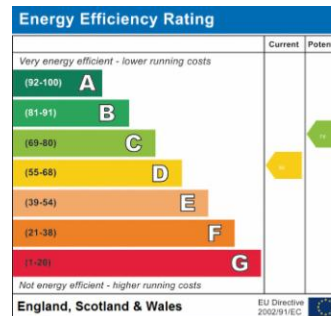
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TOTAL APPROX. FLOOR AREA 71.0 SQ.M. (764 SQ.FT.)

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 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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