

**STUART
EDWARDS**



Claypath Court

Durham City, Durham DH1 1QE

- OVER 55s FIRST FLOOR APARTMENT
- LOUNGE WITH JULIET BALCONY
 - 2 SHOWER ROOMS
- SECURE GATED PARKING
- INTERCOM ENTRY SYSTEM
- 2 BEDROOMS
- KITCHEN WITH SOME APPLIANCES
- NEW FLOOR COVERINGS
- COMMUNAL GARDENS
- CLOSE TO DURHAM MARKET PLACE

Offers Over £160,000

Council Tax Band: D EPC Rating: B

FULL DESCRIPTION

Benefits of living in this type of accommodation include gated parking, refuse chute, lift as well as stairs, reading rooms, communal areas, laundry rooms, residents lounge with kitchen facilities, dining areas and guest suite for visitors or family.

Situated on the first floor, 28 Claypath Court's internal floorplan consists of a hallway with two storage cupboards, lounge with French door accessing the Juliet balcony, modern fitted kitchen with some appliances, two bedrooms and two shower rooms. It is also worth noting the the property has recently been re-decorated and fitted with new floor coverings.

Durham City Centre is currently receiving a huge amount of new investment, just a short walk to transport links and the vast wealth of local shops, bars and restaurants. Also close to both the A690 and A1(M) motorway for great commuter links to other regional centres.

Available with early vacant possession and no onward chain. Internal inspection is essential to appreciate what this property has to offer.

ENTRANCE

Hall with oil filled radiator and 2 storage cupboards, all rooms leading off.

LOUNGE

11'3" x 13'1"

Feature fire place with inset electric fire, oil filled radiator, coved ceiling and French window to Juliet style balcony.

KITCHEN

7'10" x 7'10"

Range of modern wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, vinyl flooring, integrated oven and hob, free standing fridge/freezer, washing machine and dryer.

BEDROOM

9'5" x 9'0"

Coved ceiling and oil filled radiator.

ENSUITE

5'8" x 4'5"

Close coupled wc, pedestal wash hand basin, corner shower cubicle with mains fed shower, coved ceiling, tiled walls, vinyl flooring and heated towel rail.

BEDROOM

7'8" x 13'9"

Oil filled radiator.

SHOWER ROOM

6'11" x 5'6"

Close coupled wc, pedestal wash hand basin, large walk-in shower cubicle with mains fed shower, part tiled walls, vinyl flooring, heated towel rail and extractor fan.

COMMUNAL GARDEN

There is a well established communal garden with seating areas.

GATED SECURE PARKING

Situated at the rear of the building.

EPC.

EPC Rating - B

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1632-7322-7100-0516-3202>

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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

