

# STUART EDWARDS



## Pickering Place

, Durham DH1 1EG

- ATTENTION INVESTORS! The property is currently let at £695 PCM.
  - Lounge/Dining Room
  - En-suite & Bathroom
  - Parking
- 2 Miles From Durham City

- 2 Double Bedrooms
- Kitchen
- Communal Garden
- Juliet Balcony

**Asking Price £99,950**

**Council Tax Band: B**

**EPC Rating: D**

#### FULL DESCRIPTION

ATTENTION INVESTORS! The property is currently let at £695 PCM.

Modern first floor apartment, conveniently located and available with no onward chain.

The living accommodation comprises: entrance hallway, open plan lounge/dining room with Juliet balcony and opening into the fitted kitchen. Bedroom 1 has an en-suite, there's also a 2nd double bedroom and bathroom suite.

Externally there's a communal garden and off road parking.

Having UPVC double glazing and electric central heating with radiators to all rooms.

#### AREA INFORMATION

Set just 2 and a half miles from beautiful, historic Durham City and has everything to offer in terms of location.

Carville has so much to offer with its modern shopping and leisure facilities combined. High street is close to good primary and secondary schools, library, playground, park, doctor and dental surgeries, pub and local shops including a post office.

Carville is served with an excellent transport network with park and ride facilities into Durham, the A1(M) and A690 are within a mile providing links North and South, and the Durham Railway Station providing access to the East Coast Mainline.

#### ENTRANCE

Having a panel radiator and cupboard housing the electric boiler.

#### LOUNGE/DINING ROOM

13'4" x 16'11"

Electric panel radiator and double glazed patio door leading to the Juliet balcony.

#### KITCHEN

10'3" x 9'6"

Range of wall ad floor units with laminate worktops and inset one and a half bowl stainless steel single drainer sink unit. Stainless steel extractor hood and plumbed for automatic washing machine.

#### BEDROOM 1

13'8" x 8'7"

Panel radiator.

#### EN-SUITE

Low level wc, wash hand basin and shower cubicle with electric shower.

#### BEDROOM 2

15'0" x 7'6"

Panel radiator.

#### BATHROOM

White suite comprising: low level wc, pedestal wash hand basin and panel bath with bath tap shower fitting.

#### COMMUNAL GARDEN

#### PRIVATE PARKING

#### TENURE - LEASEHOLD

We have been informed that the property is Leasehold and has a monthly service charge of £120.00. Interested purchasers should seek clarification of this from their Solicitors.

#### EPC INFORMATION

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/7500-5704-0822-8297-3473>

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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.

