



9 Angerstein Court, Broomside
Lane Durham, DH1 2QD



PROPERTY DESCRIPTION

A luxury two bedroom top floor apartment located in Angerstein Court, a popular block located 5 minutes drive from Durham City in Belmont. Two double bedrooms, master bedroom with en-suite, open plan lounge / diner and Kitchen, Modern fully fitted kitchen with integrated appliances. Available with no chain. Contact our Durham office for further details.

FEATURES

- Top Floor Apartment
- Two Bedrooms
- Visitor Parking Available
- Gated Allocated Parking
- Master Bedroom With En-Suite
- Approx 2.5 Mile from Durham City
- No Chain
- Council Tax Band B
- Lease Length 125 Years from 2007





ROOM DESCRIPTIONS

Introduction

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Hallway

3.59m x 2.06m (11' 9" x 6' 9")

Cupboard housing boiler. Entry phone system.

Lounge (Reception)

3.80m x 6.25m (12' 6" x 20' 6") - Open plan and including kitchen area

Open plan lounge with luxury kitchen recessed to the rear. Window over looking the church and grounds. Carpet and floor tiles included throughout.

Kitchen

3.80m x 6.25m (12' 6" x 20' 6") - open plan and including lounge area.

Open plan with granite worktops and integrated appliances including oven, hob and extractor, fridge and freezer, dishwasher, washer/dryer.

Bedroom 1

4.53m x 3.62m (14' 10" x 11' 11")

With front elevation over looking the church. Carpets. Access to en-suite.

En-suite to Bed 1

Very stylish Shower cubicle, wash basin and wc. Travertine tiling. Heated towel rail.

Bedroom 2

2.89m x 4.88m (9' 6" x 16')

Rear elevation over looking the court yard. Carpets throughout.



Bathroom

2.22m x 2.10m (7' 3" x 6' 11")

House bathroom designed to a very high finish including white bathroom suite with wc and wash basin. Chrome heated towel rail.

EXTERNAL

One parking bay is allocated, with visitor parking available.

Agents Note

We have been advised that the quarterly service charge is £459.09 payable in advance

