



## 35 Freemans Quay, Millennium Place DURHAM CITY, . DH1 1SW

\* LUXURY TWO BEDROOM PENTHOUSE \* PARKING INCLUDED \* Located within the vibrant Walkergate area of Durham City, the property enjoys a high level of interior specification combining high quality finish throughout, with a contemporary design to create a stunning city base. One of only four penthouses in Freemans Quay, the top floor has become synonymous with exclusive luxury living. Underground car parking included.

\* TENANCY IN PLACE UNTIL AUGUST 2024 \*

\* WE ARE ADVISED THAT THE SERVICE CHARGE IS £2300PA & GROUND RENT £300PA \*

\* COUNCIL TAX BAND D \*



**£320,000 Leasehold**

## PROPERTY DESCRIPTION

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\* CALL US TODAY \* LUXURY PENTHOUSE FOR SALE \* TWO BED LUXURY PENTHOUSE \* BALCONY & PARKING \* Located within the vibrant Walkergate area of the City, the property enjoys a high level of interior specification combining high quality finish throughout, with a contemporary design to create a stunning city base. One of only four penthouses in Freemans Quay, the top floor has become synonymous with exclusive luxury living. Underground car parking included.

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## FEATURES

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- Two Bedroom Penthouse
- Luxury Specification
- Lift To All Floors
- Underground Parking
- Balcony With Scenic Views
- Council Tax Band- D



## ROOM DESCRIPTIONS

### INTRODUCTION

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### Entrance Hall

Located to the north end of the top level, this luxury apartment benefits from a private entrance which leads to a solid wood door leading in to a spacious hall. Solid wood flooring, and recessed spot lighting to ceiling create an impressive entrance. Wall mounted electric panel heater. Security alarm panel.

Large cupboard housing boiler, and creating a useful storage space.

### Lounge (Reception)

22' x 15' 5" (6.71m x 4.70m)

This corner apartment benefits from a dual aspect to both the north and east and as such enjoys tremendous views across the City and beyond. Glazed doors lead you out to a terraced balcony, and full length side windows allow lots of natural daylight.

Wood flooring, wall lights, and recessed spot lighting to ceiling. Wall mounted electric panel heater.

### Kitchen

The Kitchen is located to the rear of the open-plan lounge, and enjoys granite work surfaces, and a luxurious wood finish to wall and base units housing an electric Smeg oven, hob, extractor, washer/dryer, dish washer and microwave.

A centre island houses an integrated fridge and separate freezer, and is used as a breakfasting area with two pendant over-hanging lights. Additional side window with western views towards the river.

### Bathroom

A stunning bathroom suite complete with travertine tiling to floor and walls. Villeroy & Boch sanitary ware comprising bath with shower and frosted glazed screen, wash basin vanity unit and WC.

Feature mirror to wall with shelving. Chrome heated towel rail, and shaver point to wall. Recessed spot lighting to ceiling. Extractor fan.

### Master Bedroom Suite

11' 8" x 11' 2" (3.56m x 3.40m)

The Master bedroom benefits from fitted robes, a feature window, and wall mounted electric wall panel heater.



