



Glens Flats, High Pittington, DH6 1AR
2 Bed - Apartment
£60,000

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Ideal Investment Opportunity ** Competitive Price ** Sold With Current Tenant £360PCM ** Popular Village Location ** Well Presented ** Conveniently Situated ** Local Amenities & Road Links ** First Floor Apartment ** Rear Parking **

The floor plan comprises: entrance, hall landing, two bedrooms, lounge, kitchen diner, utility area and bathroom/wc. There is parking to the rear.

Glens Flats are situated in the village of High Pittington and is conveniently located for the local primary school, village hall and shop. A restaurant and pub are within walking distance along with a Grade 1 listed church leading to rural footpaths and open fields. It lies within easy driving distance of Durham City Centre, where there are a comprehensive range of shopping, recreational facilities and amenities available. High Pittington is well placed for commuting purposes as it lies a short drive from the A(690) Durham to Sunderland Highway which provides good road links to other regional centres.



Entrance

Hall Landing

Lounge

13'10 x 10'9 (4.22m x 3.28m)

Bedroom

10'2 x 7'5 (3.10m x 2.26m)

Bedroom

10'4 x 8'6 (3.15m x 2.59m)

Kitchen Diner

14'2 x 10'1 (4.32m x 3.07m)

Utility Area

8'0 x 7'4 (2.44m x 2.24m)

Bathroom/WC

7'10 x 5'6 (2.39m x 1.68m)

Tenure - Leasehold

Council Tax Band A - Approx. £1426 PA





Glens Flats

Approximate Gross Internal Area
676 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.