



Low Road West, Shincliffe, DH1 2LY  
 2 Bed - Apartment  
 O.I.R.O £195,000

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SPACIOUS FIRST FLOOR APARTMENT \*\* HIGHLY DESIRABLE VILLAGE LOCATION \*\* WALKING DISTANCE TO DURHAM CITY \*\* RIVERSIDE WALKS CLOSE BY \*\* PRIVATE ENTRANCE \*\* PARKING \*\* COMMUNAL GARDENS WITH PLEASANT ASPECT \*\* CLOSE PROXIMITY TO MAJOR TRANSPORT LINKS \*\* GAS CENTRAL HEATING \*\*

Briefly comprises: Entrance hallway, comfortable lounge, kitchen breakfast room, two bedrooms, bathroom/wc, communal gardens, parking.

The property occupies an extremely pleasant position within the ever popular and picturesque village of Shincliffe which has for many years proved to be extremely popular in demand. It is a Conservation area and conveniently situated just off the A(177) Highway. Shincliffe Village lies approximately 1 mile from Durham City Centre where there is a comprehensive range of shopping and recreational facilities and amenities available. Shincliffe Village is also well placed for commuting purposes as it lies a short drive from the A1(M) Motorway Interchange and within easy reach of the A(19) Highway which provides good road links to other regional centres.

#### **Entrance**

#### **Lounge**

15'0 x 15'0 (4.57m x 4.57m)

#### **Kitchen**

24'4 x 7'8 (7.42m x 2.34m)

#### **Bedroom**

13'1 x 8'8 (3.99m x 2.64m)

#### **Bedroom**

13'0 x 8'8 (3.96m x 2.64m)

#### **Bathroom/Wc**

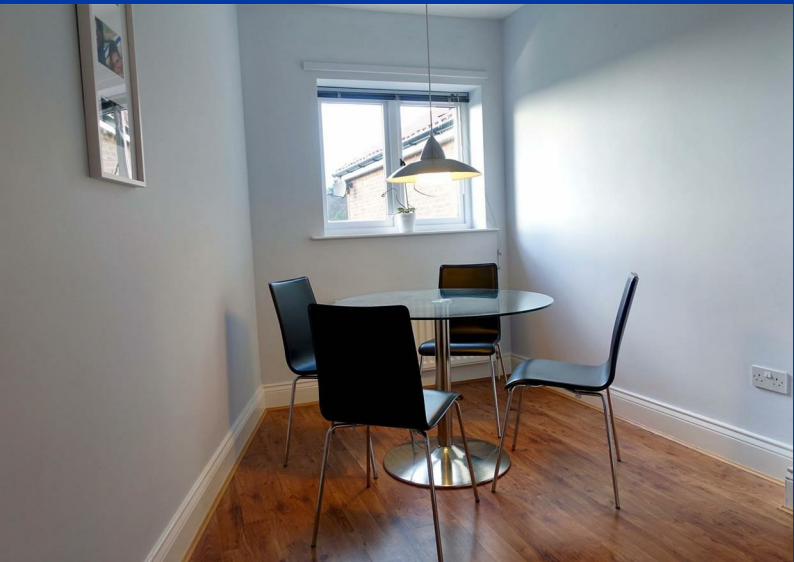
7'8 x 7'4 (2.34m x 2.24m)

#### **Tenure - Leasehold**

Owners of the apartments own a share of the freehold.

**Council Tax Band D - Approx. £2138 PA**







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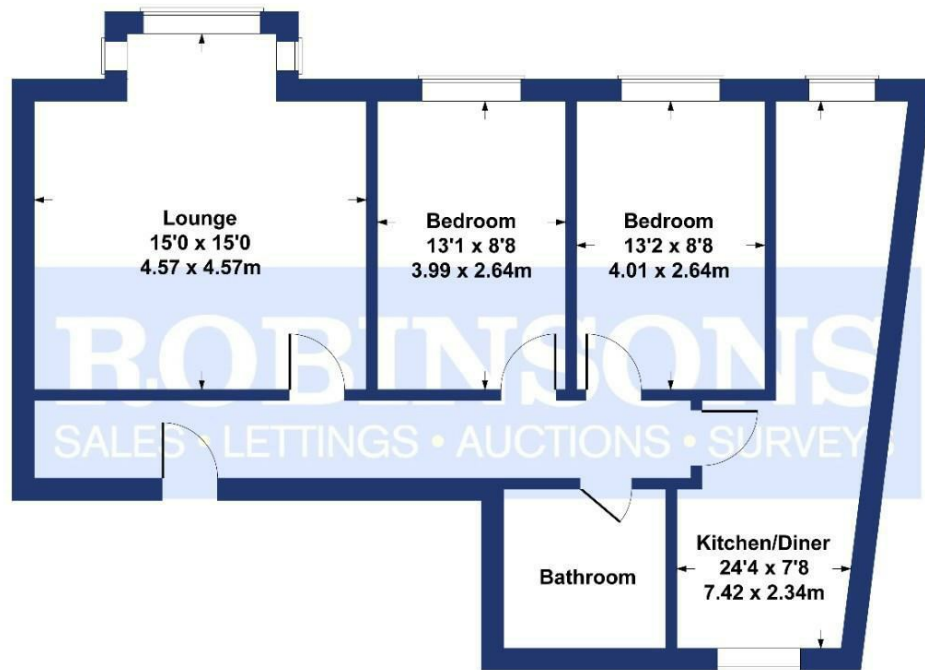
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Bishops Court

Approximate Gross Internal Area  
795 sq ft - 74 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

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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.

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