



2 Bedrooms

Welcome to this stunning 2-bedroom apartment situated in a modern and secure building. This well-maintained property offers a convenient lifestyle with its ideal location and contemporary design. The apartment boasts spacious rooms filled with natural light, creating a warm and inviting atmosphere.

The property features resident parking, providing ease and convenience for those with vehicles. The building is maintained to a high standard, offering peace of mind to residents. Situated in a sought-after location, this apartment is surrounded by amenities, including shops, restaurants, and public transport options.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

## Grenaby Way

Murton, County Durham, SR7

Asking Price:

**£75,000**

EPC Rating: To be



**GROUND FLOOR:**

Communal Entrance with telephone security system

**Entrance Hall:**

Providing access to

**Lounge:**

**4.69 x 4.31**

Having double glazed window, radiator and wood effect flooring

**Kitchen:**

**7.4 x 2.68**

Comprising of a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, stainless steel cooker hood, tiled splashback, laminate wood effect flooring and radiator

**Bedroom One:**

**3.5 x 2.75**

with double glazed window, radiator and wood effect flooring.

**Bedroom two:**

**2.89 x 2.39**

having double glazed window, radiator and wood effect flooring.

**Bathroom:**

**2.89 x 1.65**

Comprising of a panelled bath with mains fed shower above, shower screen, low level W.C, pedestal wash hand basin, radiator, vinyl wood effect flooring and part tiled walls.



For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)



**External:**

Externally there is a designated parking bay.

**Charges:**

Length Of Lease: 130

Annual Ground Rent Amount: £78.00

Ground Rent Review Period: 6 months

**Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES: Length Of Lease: 130

Annual Ground Rent Amount: £78.00

Ground Rent Review Period: 6 months

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-

WATER METER- No

PARKING ARRANGEMENTS: Double Driveway & Garage

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link [here](https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast)>

[https://www.youfibre.com/?utm\\_network=o&msclkid=a964e1396205158931618726fe30f982&utm\\_source=bing&utm\\_medium=cpc&utm\\_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm\\_term=how%20fast%20is%20my%20broadband&utm\\_content=Fast](https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**NB:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**Viewings:**

To arrange an appointment to view this property, please contact us on 01915124940.

hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

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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