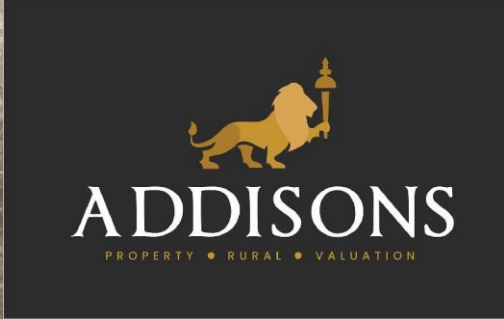




Dunelm Court

Barnard Castle



ABOUT THE PROPERTY

A wonderful opportunity to purchase this well-appointed, easily managed one bedroom ground floor flat located in a popular part of Barnard Castle. The property forms part of a complex of flats and benefits from ducted warm air heating and double glazing.

The accommodation briefly comprises: Hallway, Utility Room, Living Room, Kitchen, Wet Room and Double Bedroom.

Dunelm Court is situated in a convenient location being only a short walk from the centre of Barnard Castle and well located for access to open countryside and the Bowes Museum.



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ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall Separate external store positioned at entry to the flat used for general storage.

Hallway

Two storage cupboards and cupboard housing central heating boiler.

Utility

Plumbing for washing machine, shelves and cloaks rail.

Living Room

Bay window to the front elevation, feature fireplace, laminate flooring and twin lights. Door accessing the kitchen.

Kitchen

Fitted with a range of wall and floor units, stainless steel sink unit with drainer, space for slot-in cooker, tiled splashbacks and window to the rear elevation.

Bedroom

Double bedroom with fitted wardrobes and window to the front elevation.

Wet Room

Panelled and tiled walls, shower with screen, tiled floor, low level wc, hand wash basin, underfloor heating and obscured glazed window to the rear elevation.

EXTERNALLY

Communal parking area and communal gardens.

SERVICE CHARGE

For maintenance, insurance and management amounts to £944 per annum

TENURE

A 125 year lease running from November 1989 and will be transferred within the sale to the new purchaser.



COUNCIL TAX

Band A

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1

PRICE

£85,000

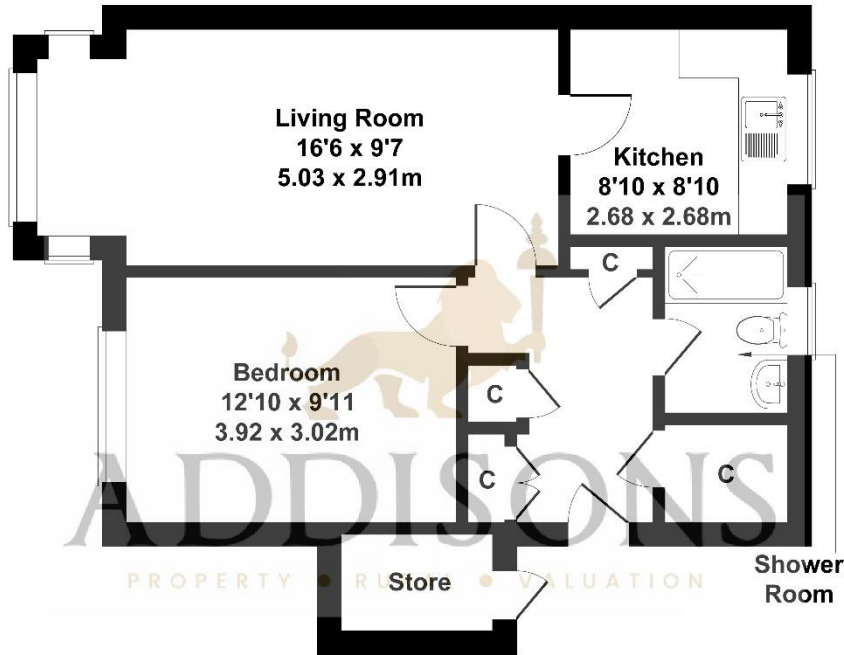
BROCHURE

Details and photographs taken January 2025.



Floor Plan

56 Dunelm Court, Barnard Castle

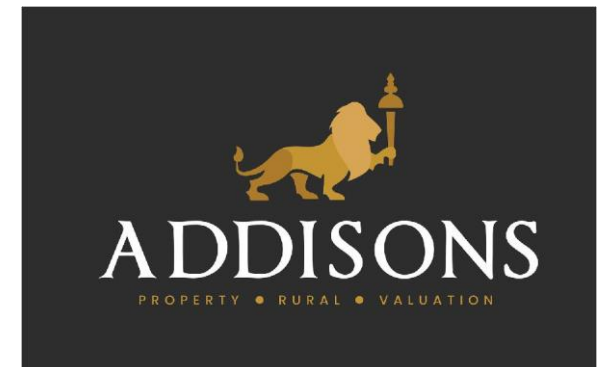


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		74
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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