

EMMATT



RUNDLE

ESTATE AGENTS

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**16 CAMSELL COURT, DURHAM MOOR, DURHAM
DH1 5FQ**

1 Bed Retirement Apartment * Communal Gardens & Lounge

£92,500
(OIRO)

DESCRIPTION

A first floor retirement apartment offering independent living to the over 60's (partners can be 55 plus). This popular McCarthy and Stone complex is situated close to many shops, amenities and offers easy access to Durham city centre and transport links. The property benefits from many communal features including pleasant well-maintained gardens, private car park, guest suite, laundry room, utility areas and a spacious lounge area which is excellent for socialising and is also used for events. The property is nicely presented throughout and benefits from large bedroom with fitted wardrobes, inviting living/dining room with French doors opening to a Juliet balcony overlooking the gardens, together with well-appointed kitchen & shower room.

TENURE

Leasehold

DIRECTIONS

From the south end of Front Street continue over the roundabout (2nd exit), turn right at the next roundabout onto the A167 towards Durham, continue straight over the next two roundabouts, at the Pity Me roundabout take the second exit, continue over the mini roundabout, immediately after the sharp right turn (after the shops) take the first right into Camsell Court.

ENTRANCE HALL

Storage cupboard

LOUNGE

17'8" (5.38m) x 12'8" (3.86m) at widest
Feature fireplace with electric fire, French doors leading to Juliet balcony, night storage heater



KITCHEN

7'3" (2.21m) x 5'8" (1.73m)
A range of wall & base units, stainless steel sink unit, mixer tap, integrated electric hob & oven, integrated fridge & freezer, cooker hood, tiled splashbacks

BEDROOM

12'10" (3.91m) x 8'7" (2.62m)
A range of fitted wardrobes & bridging unit, night storage heater



SHOWER ROOM

WC, hand basin in vanity unit, shower cubicle & chrome shower, fully tiled walls, chrome towel radiator, airing cupboard, extractor fan



GARDENS

Attractive award winning communal gardens

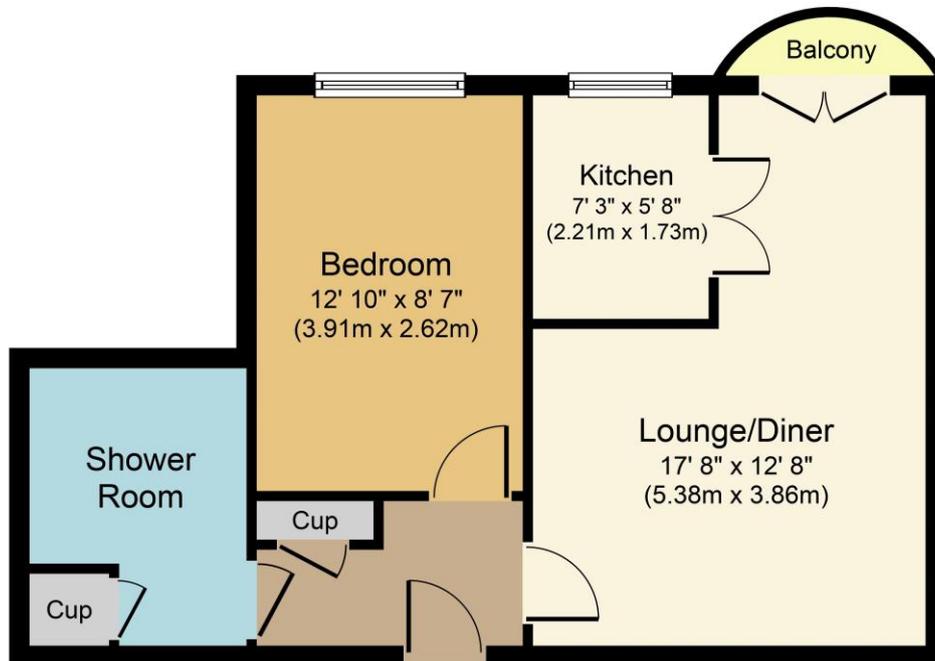


GENERAL

Carpets included

VIEWING

By appointment through Emmatt Rundle



Approximate Floor Area
453 sq. ft.
(42.0 sq. m.)

16 Camsell Court

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MEASUREMENTS & SERVICES. Whilst every care is taken the measurements shown on these details are for guidance only. Owing to the method by which the measurements are taken their accuracy cannot be guaranteed. The services and appliances mentioned in these details have not been tested, therefore, no warranty is given. Interested purchasers should make their own enquiries with regards to the above.
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