



## 2 bed apartment to buy in DH1

St. Giles Close, Gilesgate, Durham,  
Durham, DH1 1XH

**£170,000** Offers Over

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

Chain free

## Property features

- ✓ Allocated Parking
- ✓ Two Double Bedrooms
- ✓ First Floor Apartment
- ✓ Excellent Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

Situated within the highly regarded St Giles Close development in Durham, this well-presented two-bedroom apartment offers spacious accommodation. Conveniently located close to Durham City Centre, Durham University, local amenities and excellent transport links, the property is ideally suited to first-time buyers, professionals and investors.

The accommodation briefly comprises an entrance hallway leading to a generous open-plan living and dining room, offering ample space for both relaxing and entertaining. The fitted kitchen is equipped with a range of wall and base units, complementary work surfaces and integrated cooking appliances. There are two well-proportioned bedrooms, including a principal bedroom benefitting from a modern en-suite shower room, together with a family bathroom.

The property is well presented throughout with neutral décor, good natural light and an attractive layout making the most of the available space. The apartment is offered with furniture included, providing a ready-to-move-into opportunity for owner-occupiers or a turnkey investment for landlords. The building benefits from lift access to all floors, adding convenience and accessibility for residents.

Externally, the apartment benefits from an allocated private parking space for convenient off-street parking, together with secure cycle storage within the development.

St Giles Close is a popular residential development situated within easy reach of Durham City Centre, offering access to a wide range of shops, restaurants, leisure facilities and transport connections. The property is also well positioned for Durham University and the A1(M), making it an excellent choice for both owner-occupiers and buy-to-let investors.

Early viewing is highly recommended.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 972

Annual Service Charge Amount: £1,620.00

Price: Offers Over £170,000

Property Type: Apartment

USPs: Chain free

Parking: Allocated

Heating: Electric

## External

Allocated parking.



## Living/Dinning

5.44m x 5.27m (17'10" x 17'3")

Spacious open-plan living and dining area with multiple windows providing excellent natural light, wood-effect flooring, feature fireplace and ample space for both lounge and dining furniture.



## Kitchen

2.02m x 2.74m (6'7" x 8'11")

Fitted with a range of wall and base units, complementary work surfaces, integrated oven and hob, stainless steel sink unit, tiled flooring and window providing natural light.



## Bedroom 1

3.84m x 2.71m (12'7" x 8'10")

Double bedroom with carpeted flooring and window providing natural light.



## En-Suite

Modern suite comprising shower cubicle, wash hand basin and WC, with tiled walls and flooring.



## Bedroom 2

3.90m x 2.42m (12'9" x 7'11")

Well-proportioned bedroom with carpeted flooring and window providing natural light.



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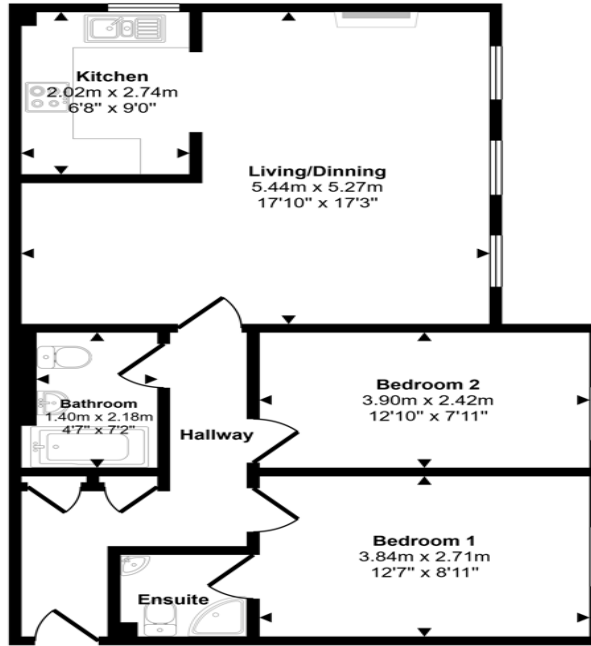
## Bathroom

1.40m x 2.18m (4'7" x 7'1")

Suite comprising panelled bath with shower over, wash hand basin and WC, with tiled flooring.



Approx Gross Internal Area  
65 sq m / 695 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	65		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. Giles Close, Gilesgate, Durham, Durham, DH1 1XH

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