



**Hawkshead Place, Newton Aycliffe, DL5 7DQ**  
**Offers in the region of £58,000**

A 2 bedroom DUPLEX apartment pleasantly situated within a popular location close to local schools, bus routes and amenities. Equipped with gas central heating to radiators and UPVC double glazing the property would make an ideal starter home or BTL investment. An internal viewing will reveal an entrance hallway, lounge opening to dining room and a kitchen. The first floor includes a landing, 2 bedrooms and a bathroom/WC with separate corner shower cubicle.

2 bedroom/s  
Apartment

Council Tax: Durham County Council Band A  
Tenure: Leasehold  
EPC Rating: C

**Agents Notes**

Tenure:- Leasehold

125, year Lease commencing 1, March 2004, (approximately 105, years remaining on existing Lease)

For further information regarding Ground Rent & Maintenance Charge please contact our Newton Aycliffe office

Mains gas, (central heating to radiators), electricity & drainage

Council Tax:- Band A

Local Authority:- Durham County Council

**Entrance Hallway**

**Lounge**

9'9" x 7'9" (2.98m x 2.38m)

**Dining Room**

14'0" x 9'10" (4.27m x 3.02)

**Kitchen**

11'8" x 7'10" (3.58m x 2.40m)

**First Floor Landing**

**Bedroom One**

12'6" ex robes x 9'11" (3.82m ex robes x 3.03m)

**Bedroom Two**

12'6" ex robe x 8'0" (3.82m ex robe x 2.44m)

**Bathroom/Shower/WC**

8'2" x 5'10" (2.51m x 1.79m)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 73                      | 76        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (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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