





£135,000

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**9A Market Place**  
**Bishop Auckland**  
**Co Durham**  
**DL14 7NJ**

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EPC Rating 'TBC'

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#### **ENTRANCE HALL**

Original solid timber double front doors, solid stone pillars, tiled flooring and radiator.

#### **HALLWAY**

A solid timber door to rear, laminate flooring, airing cupboard and two radiators.

#### **LOUNGE**

13' 11" x 13' 4" (4.26m x 4.07m)

Double glazed bay window to front, Inglenook fireplace and tiled inset with feature beam and multi-fuel stove. Open plan to kitchen area.

#### **KITCHEN**

7' 8" x 15' 0" (2.34m x 4.59m)

A range of modern wall and floor units with contrasting granite work surfaces. Breakfast bar. Stainless steel sink unit with mixer tap. Electric oven with extractor hood, integrated dishwasher and plumbing for automatic washing machine.



## Property description

### Tenure: Leasehold

Situated in the centre of the town, this Flat is part of a conversion and due to the building's heritage; it is listed as a Grade II building. There are similar apartments in the building block however; this is the only one with direct access to Market Place in addition to the communal rear-entrance at Kingsway. The front door opens to Auckland Tower, the Bishops Castle as well as Tea Rooms, Shops and Galleries.

The property is well laid out with plenty of features not often found in apartments. It includes an inglenook style fireplace with log burner, an ornate banister to the communal stairwell as well as a secure gated-entry parking space. The ground floor Flat has a foyer at the Market Place entrance with a large store cupboard and an inner door to another hall area, rear communal exit and residence.

The main living space is located at the rear of the property which comprises of an open plan modern kitchen / living room with floor-to-ceiling bay windows that let in reams of natural light. The contemporary shower room completes the property.

There are three bedrooms including a small one that would be suitable as an office space. The main bedrooms have 'front row' views of the Auckland Tower.

The lease was 99 years from 2017 when it was granted. It currently has a ground rent of £100 Per annum. The overall maintenance charge for 2020 was £1235.10 - full details of these are available in the office.

### Key Features:

- Well-presented Ground Floor Apartment
- Modern Kitchen with granite work tops
- Contemporary Bathroom
- Three Bedrooms – the smallest used as an office
- Centrally located within town amenities and cultural attractions at its doorstep
- Gated entry parking space
- Inglenook style fireplace
- Electric wall radiators

Space for fridge/freezer.

### BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m)

White suite including panelled bath with overhead electric shower and glass shower screen, wash hand basin set in vanity unit and low level WC. Part tiled walls, tiled flooring and chrome heated towel rail.

### BEDROOM

14' 4" x 10' 0" (4.38m x 3.06m)

Timber framed window to front and build in wardrobes

### BEDROOM

8' 9" x 17' 10" (2.69m x 5.44m)

Timber framed window to front and build in wardrobe.

### BEDROOM

6' 1" x 10' 1" (1.86m x 3.08m)

Timber framed window to rear and build in wardrobes.

### EXTERNAL

Allocated parking space at **the rear entrance.**

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## Sales Office

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## Opening Hours

Mon-Fri: 9am - 5pm  
Sat: 9am - 1pm

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## Council Tax Band

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## Local Authority: Durham County Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements