

Pickering Place, Carrville, DH1 1EG
2 Bed - Apartment
O.I.R.O £99,950

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*** EXCELLENT LOCATION * PARKING SPACE * EN-SUITE FACILITIES * CLOSES TO SHOPS, SCHOOLS AND MOTORING LINKS * INVESTORS ONLY* CURRENTLY LET FOR £760 PCM**

A superb two bedroom ground floor apartment. The property benefits from UPVC double glazing and electric heating. The layout briefly comprises: hall, lounge diner, attractive kitchen with beech style units incorporating stainless steel oven & hob, integral fridge freezer, washer and dish washer, Two bedrooms - the master having en-suite and a white suite bathroom with part tiled walls. Externally there is allocated parking.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.







Communal Entrance

Hallway

Lounge Diner
13'3 x 12'0 (4.04m x 3.66m)

Kitchen
10'2 x 9'0 (3.10m x 2.74m)

Bedroom
13'7 x 8'10 (4.14m x 2.69m)

En-Suite

Bedroom
11'0 x 7'8 (3.35m x 2.34m)

Bathroom/WC
8'5 x 5'0 (2.57m x 1.52m)

Agents Notes
Council Tax: Durham County Council, Band B - Approx. £1984 p.a
Tenure: Leasehold. 125 years 1/1/2005 - 1/1/2130, 103 years remaining. Ground rent £125pa, Service Charge £106.86 pm.
Estate Management Charge – N/A
Property Construction – Standard assumed
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Electric
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – Covenants which affect the property are within the Land Registry Title Register which is available for inspection.

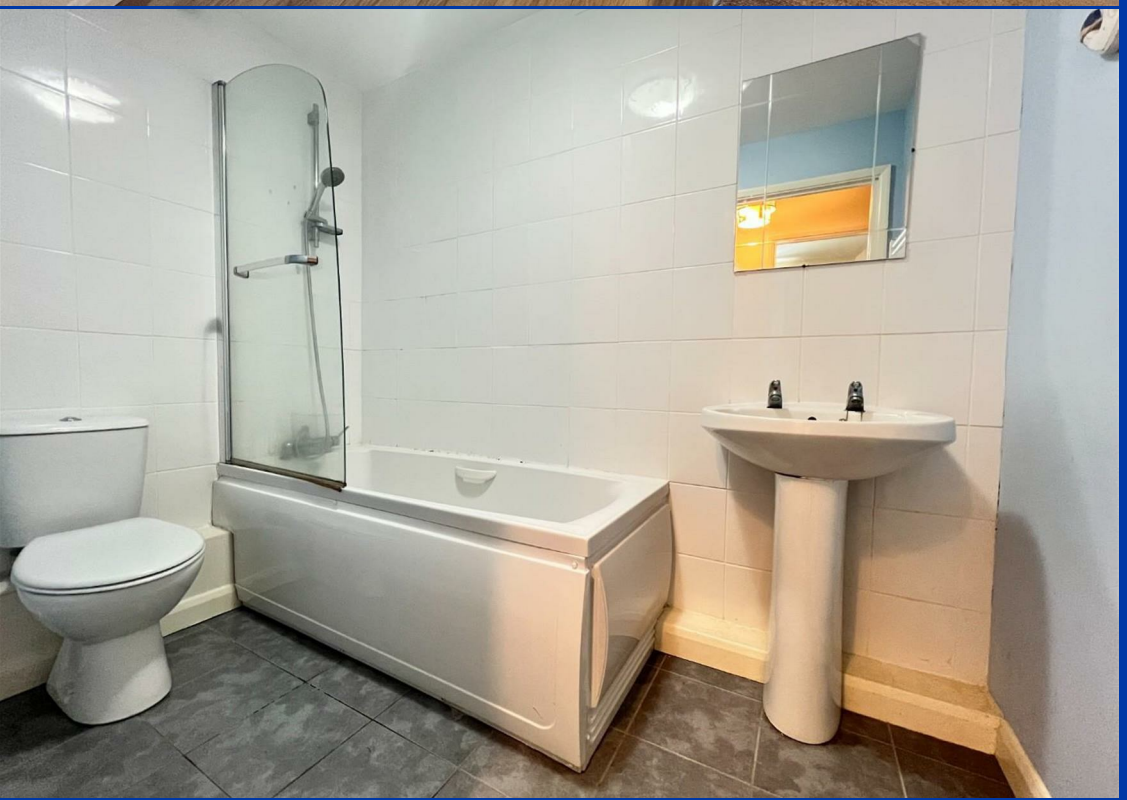
Selective licencing area – NA
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – None Known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





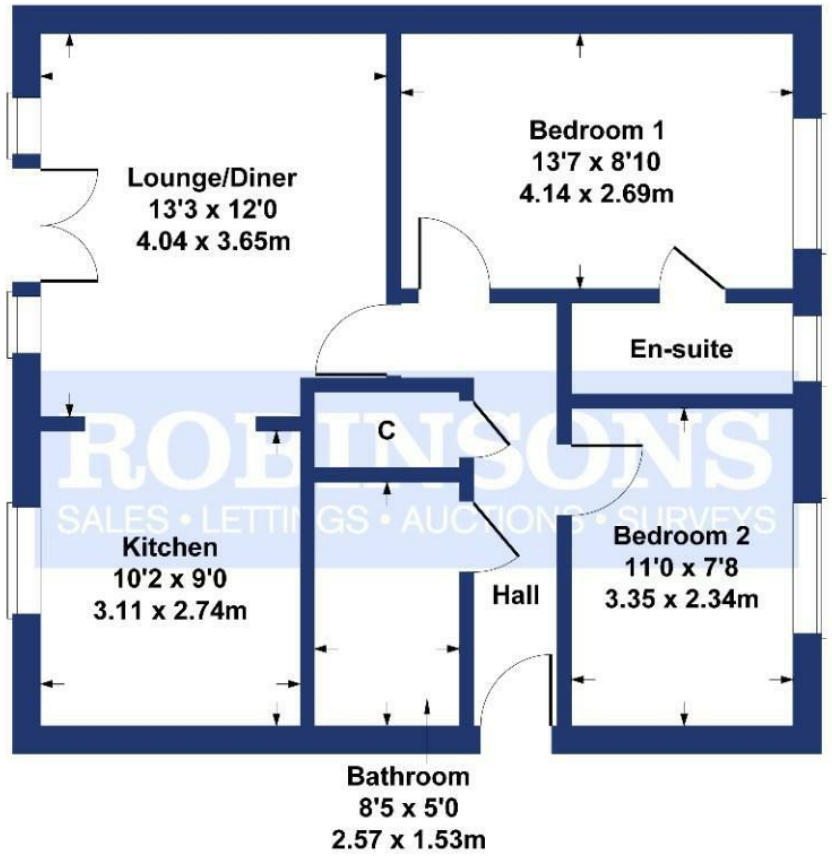






Pickering Place

Approximate Gross Internal Area
624 sq ft - 58 sq m

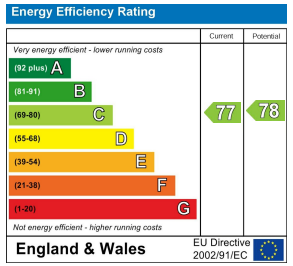


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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