



Cestrian Court, Newcastle Road, DH3 3TD
1 Bed - Apartment
£60,000

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Cestrian Court

Newcastle Road, DH3 3TD

* NO CHAIN * EXCELLENT CONDITION * MODERN SHOWER ROOM / WC * NICE OUTLOOK
* WELL PRESENTED * TOWN CENTRE LOCATION * NOT TO BE MISSED *

A spacious, well-proportioned, and neatly presented one bedroom over 60s apartment (partner allowed 55 and over) with nice outlook that is offered with no onward chain.

The property, which is located on the first floor of this modern, well regarded building, has a central access point via secure intercom system. From there, the apartment can be reached via stairs or elevator.

Benefits include uPVC double glazing, communal areas and gardens, laundry room, on-site warden, and parking facilities.

The highly regarded building is an ideal way to live within a secure premises that offers easy access into the town centre. The local residents often hold events which can be attended by all those living on-site. These include sit-down exercise classes, games clubs, Christmas events such as carol singing, and much more.

Residents can be involved as much, or as little, as they wish.

The floorplan comprises: entrance hallway with large storage cupboard, comfortable lounge, fitted kitchen, re-fitted shower room, and spacious bedroom with wardrobes.

Cestrian Court is located within Chester le Street town centre and therefore has good access to a wide range of amenities and recreational facilities, along with good bus, car and rail links.









**Lounge / Dining Room**

19'0" x 10'9" (5.8 x 3.3)

Kitchen

7'10" x 7'6" (2.4 x 2.3)

Shower Room

6'9" x 5'6" (2.08 x 1.68)

Bedroom

19'4" x 9'2" (5.9 x 2.8)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 17 Mbps, Superfast 80 Mbps,

Mobile Signal/Coverage: Good

Tenure: Leasehold 125 years, 109 years remaining. Service Charges £2,214 per year (£185 per month). Ground rent £425 per year (£35 per month)

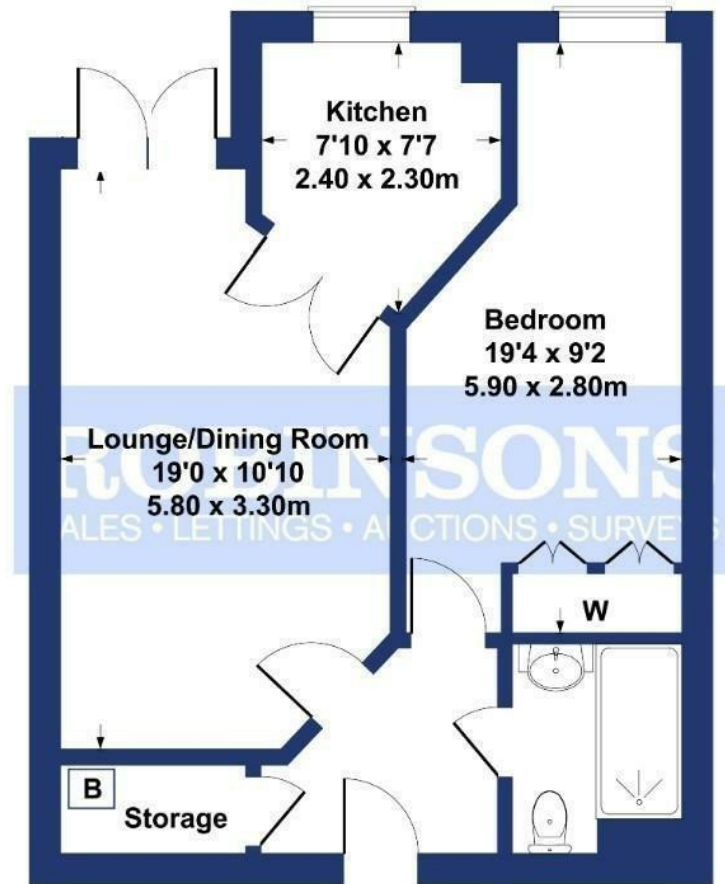
Council Tax: Durham County Council, Band A - Approx. £1,469 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

Cestrian Court

Approximate Gross Internal Area
489 sq ft - 45 sq m



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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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