

Kings Court, Pelton, DH2 1LT
2 Bed - Maisonette - Lower
£95,000

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Kings Court
Pelton, DH2 1LT

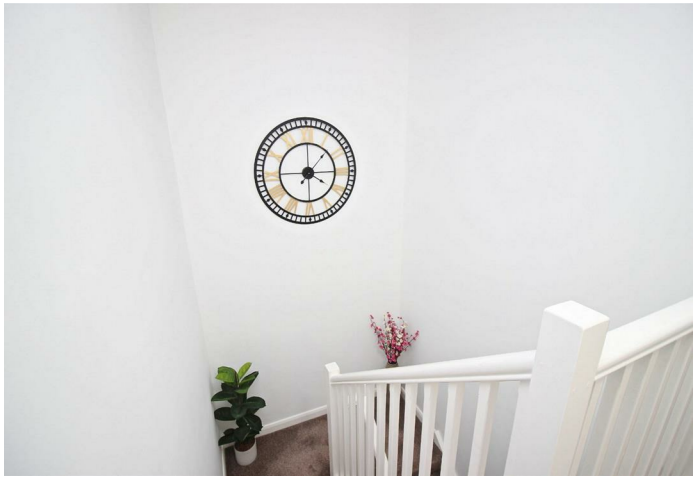
* STYLISH AND MUCH IMPROVED TWO BEDROOM MAISONETTE * HOUSE-LIKE LAYOUT * READY TO MOVE IN * DESIGNATED PARKING WITH SECURED GATED ACCESS * ENSUITE TO MASTER BEDROOM * DOWNSTAIRS WC * NEW BOILER * 979 YEARS LEFT ON LEASE *

Offered to the market is this well-presented two bedroom, two-storey maisonette in a modern complex on the outskirts of a small village. Owned by our clients since 2023, the property has been carefully maintained and updated, including a new boiler, fitted wardrobes, new carpets and floorings throughout, and new blinds and curtains which will remain.

The accommodation is light and airy and has the feel of a house due to its layout, comprising an entrance hall with ground floor WC, under stairs storage / utility area, a spacious lounge/dining room, and a fitted kitchen with integrated appliances including a dishwasher, washing machine, and integrated fridge freezer. The first floor hosts two generously sized bedrooms, with an en-suite to the master and a family bathroom with shower over bath.

Externally there is designated parking in a secure gated area to the rear. The property benefits from gas central heating and UPVC double glazing throughout and is ready for immediate occupation, offering a stylish, practical, and house-like home in a convenient location.

Pelton is a popular village with a range of local amenities including shops, pubs, and primary schools, while Chester-le-Street town centre is nearby with further shopping, restaurants, and leisure facilities. The area is well served by public transport, with bus links to Durham, Newcastle, and surrounding towns, and easy access to the A1 and A167. There are plenty of green spaces and parks nearby, making it an ideal location for families, professionals, or anyone seeking a quiet village setting with excellent connectivity.













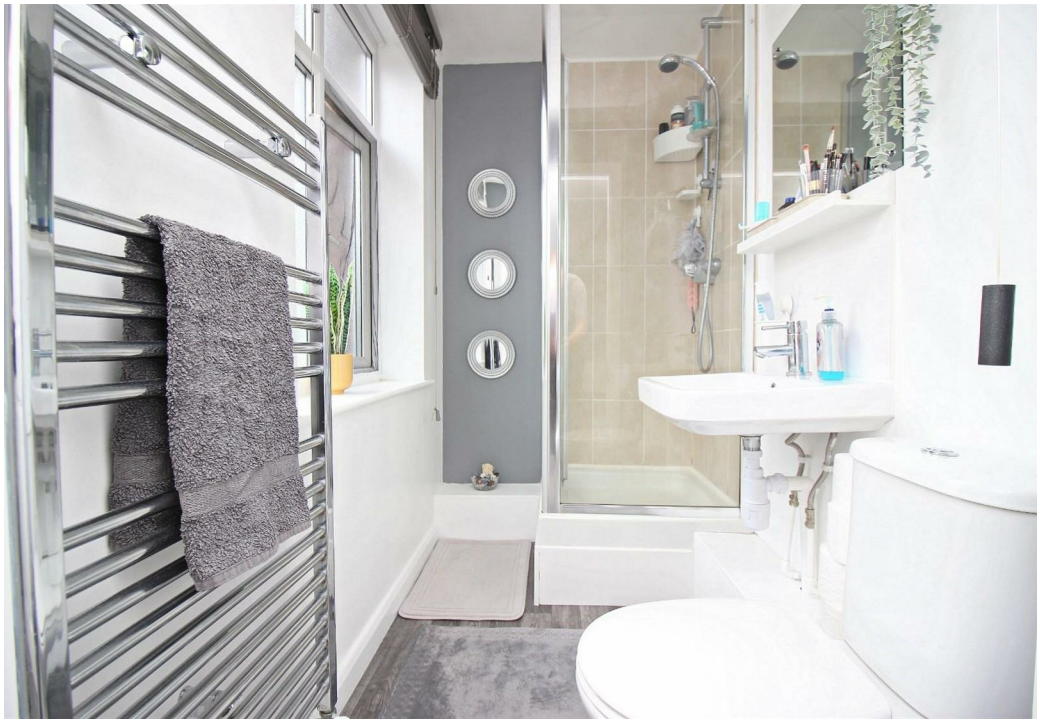


















GROUND FLOOR

Hallway

Downstairs WC
5'10" x 4'3" (1.8 x 1.3)

Lounge / Dining Room
16'8" x 13'1" (5.1 x 4)

Kitchen
11'1" x 5'10" (3.4 x 1.8)

FIRST FLOOR

Landing

Bedroom
17'0" x 8'2" (5.2 x 2.5)

En-Suite
6'10" x 4'3" (2.1 x 1.3)

Bedroom
13'5" x 8'2" (4.1 x 2.5)

Bathroom
10'5" x 5'10" (3.2 x 1.8)

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps
Mobile Signal/Coverage: Good
Tenure: Leasehold, 979 years remaining, £120.47 per month service charge, £25 per annum ground rent
Council Tax: Durham County Council, Band A - Approx. £1,701 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.

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.



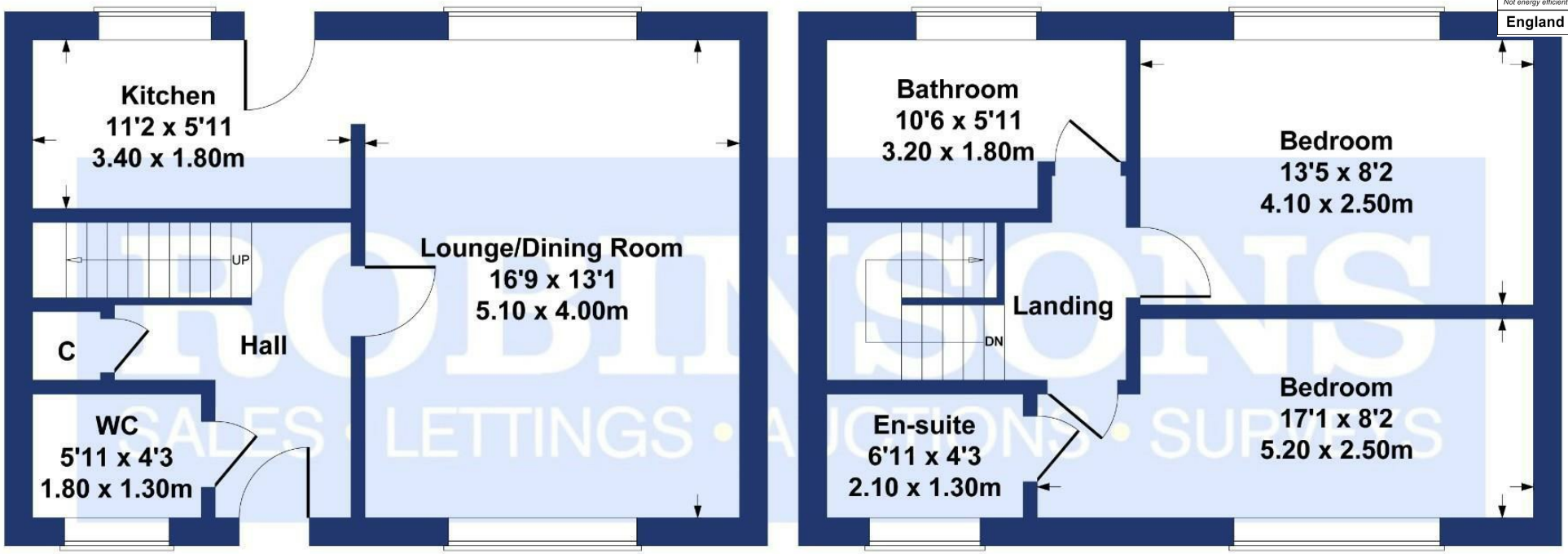




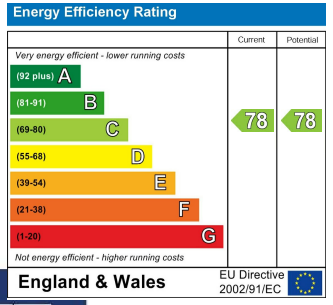


Kings Court

Approximate Gross Internal Area
829 sq ft - 77 sq m



GROUND FLOOR **FIRST FLOOR**



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. 2025

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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