

Cestrian Court, Newcastle Road, DH3 3TD
1 Bed - Flat
£75,000

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Cestrian Court
Newcastle Road, DH3 3TD

* NO CHAIN * GROUND FLOOR * LARGER THAN AVERAGE LOUNGE * WELL PRESENTED * SECURE INTERCOM SYSTEM * READY TO MOVE INTO * NICE OUTLOOK * UNDERGONE RECENT REFURBISHMENT WITH NEW CARPETS *

This well-presented GROUND FLOOR apartment is available with no onward chain and is located within a well-regarded retirement development just a short walk from Chester le Street's shops, cafes, and local amenities. Exclusively available to residents over 60 (with partners from age 55), this is a fantastic opportunity for those seeking easy, low-maintenance living in a sociable setting.

The layout is both spacious and practical, with no need for lifts or stairs. The accommodation includes a welcoming entrance hall, a larger-than-average 18ft lounge/diner with French doors to a Juliet balcony, a modern kitchen with integrated appliances, a generous double bedroom with fitted wardrobes, and a contemporary shower room/WC. The décor throughout is tasteful and neutral, meaning the property is truly ready to move into.

Residents enjoy access to excellent communal facilities, including a comfortable lounge with kitchenette, a laundry room, and parking. There’s a secure intercom entry system and a 24-hour care line for added peace of mind, along with double glazing and electric heating.

Ideally situated, Cestrian Court offers convenient access to public transport and key road links to Durham, Newcastle, Sunderland, and beyond. Scenic Riverside Park and Lumley Castle are close by, as is the popular Durham County Cricket Club ground.

A fantastic ground floor home offering comfort, security, and independence in a sought-after location. Early viewing is strongly advised.



























Hallway

Lounge / Diner
17'4" x 14'9" (5.3 x 4.5)

Kitchen

Bedroom
12'5" x 8'6" (3.8 x 2.6)

Shower Roon / WC
8'10" x 7'2" (2.7 x 2.2)

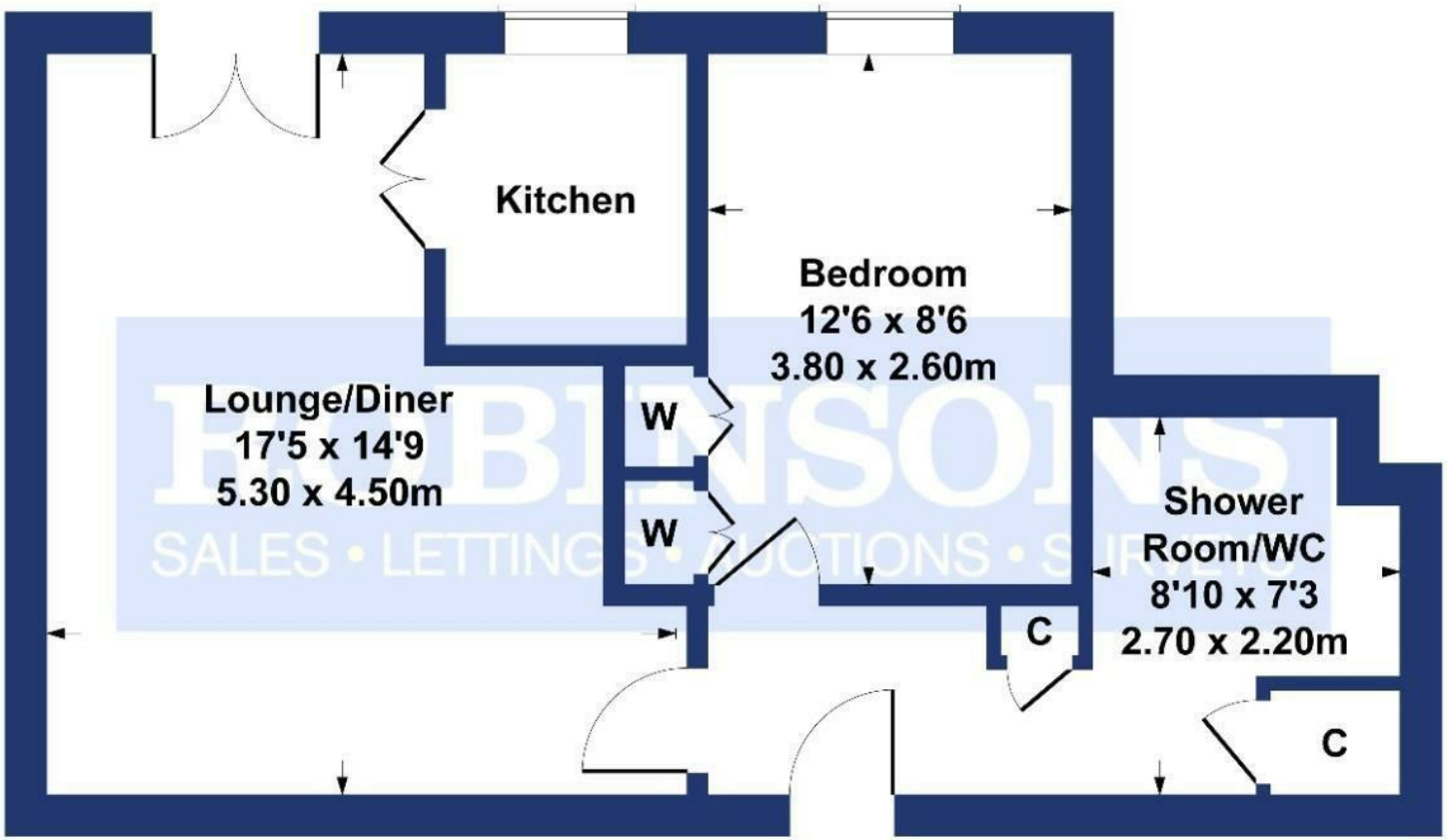
Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: Basic 16 Mbps, Superfast 80 Mbps
Mobile Signal/Coverage: Good
Tenure: Leasehold - The property is leasehold with approximately 108 years remaining on a term of 125 years from 1st March 2007. The service charge is £2,711.86 per annum, paid in two instalments, and is reviewed annually; the figure provided is for June 2024, based on information from the client, which should be verified by the prospective purchaser's solicitor. The ground rent is £425 per annum, with the next review due in 2030 and a rent review period of 21 years. Ground rent payments are made in two instalments, on 1st March and 1st September each year.
Council Tax: Durham County Council, Band A - Approx. £1,621 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.

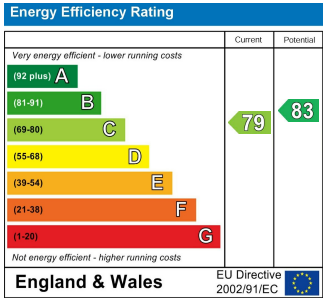
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Cestrian Court

Approximate Gross Internal Area
484 sq ft - 45 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. 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.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

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