



Highfield Rise, DH3 3UY
2 Bed - Flat
£89,950

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*** NO CHAIN * POPULAR MODERN DEVELOPMENT * PROFESSIONALLY CLEANED * TOP FLOOR APARTMENT * TWO DOUBLE BEDROOMS * SECURE INTERCOM ENTRY * ALLOCATED PARKING SPACE ***

Offered for sale with no onward chain, this well-presented top floor apartment is situated within a popular modern development and will appeal to a wide range of buyers including professionals, couples and investors. The property has been professionally cleaned and is ready to move into.

Access is via a communal entrance with secure intercom system, with stairs leading to the top floor. The internal layout comprises an entrance hallway, a large open plan lounge and kitchen, two double bedrooms and a bathroom fitted with a white suite. Externally, there is an allocated car parking space located to the front of the entrance.

Highfield Rise forms part of a well-regarded residential area of Chester le Street, conveniently positioned for access to the town centre, which offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The mainline railway station is also close by, providing direct services to Durham, Newcastle and beyond. The A1(M) is within easy reach, making commuting straightforward across the region. Riverside Park and nearby walking routes provide attractive outdoor space, adding to the appeal of this convenient and well-connected location.



Hallway

Lounge

16'8" x 10'9" (5.1 x 3.3)

Kitchen

10'5" x 6'6" (3.2 x 2)

Bedroom

11'1" x 9'10" (3.4 x 3)

Bedroom

10'2" x 8'2" (3.1 x 2.5)

Bathroom

6'10" x 5'6" (2.1 x 1.7)

EXTERNAL

Allocated parking.

Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Tenure: Leasehold - a lease lasting until 01/01/3004 (999 from 01/01/2005) Ground Rent/Service Charge: £128.18 per Month

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

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 – no

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 – no lift, stairs only

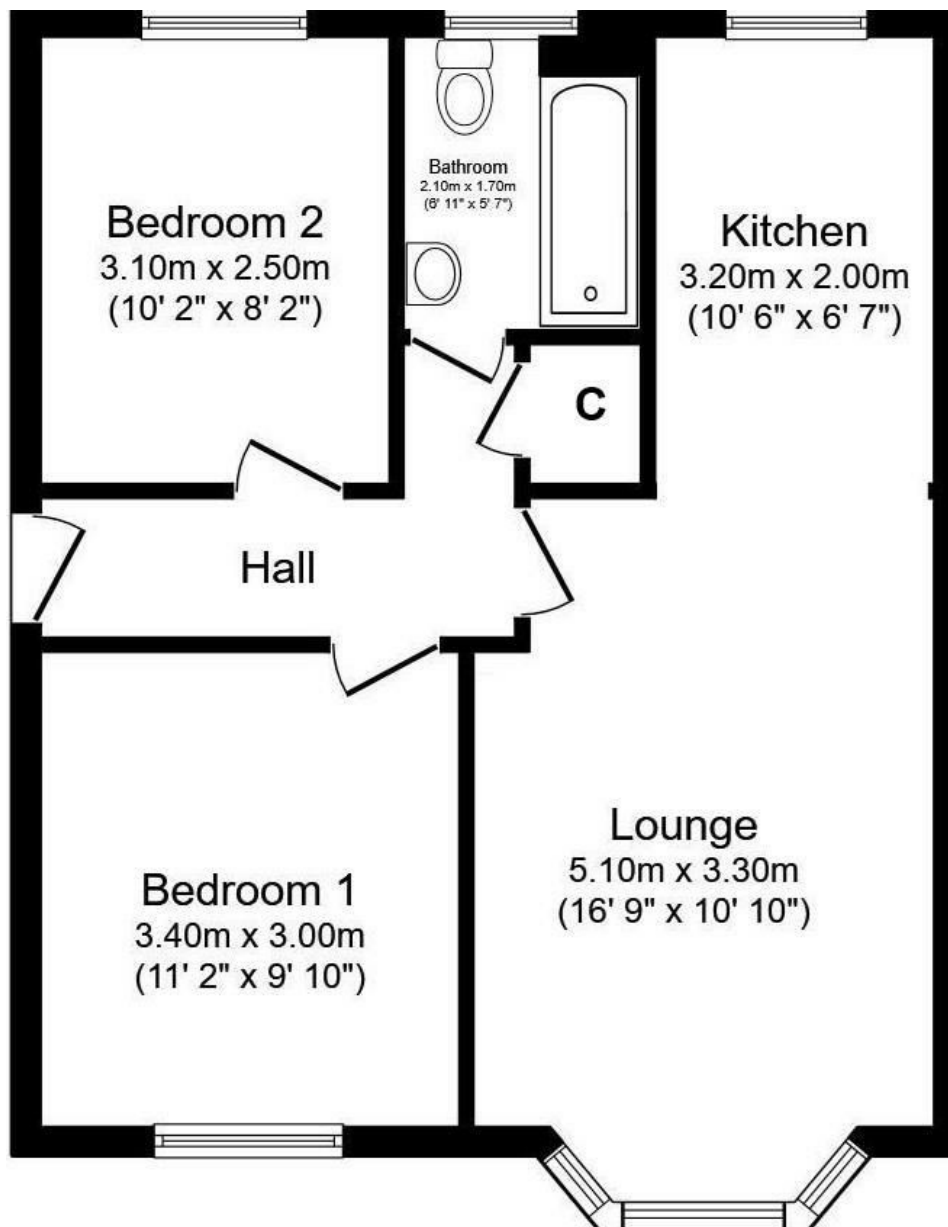
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	81
(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	

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.