

Sandringham Court, DH3 3SQ
1 Bed - Apartment
Offers Over £70,000

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*** NO CHAIN * TOP FLOOR APARTMENT * PRIVATE AND SECURE POSITION * TOWN CENTRE DEVELOPMENT * OPEN PLAN LIVING SPACE * DOUBLE BEDROOM * DRESSING ROOM / STUDY * ALLOCATED PARKING ***

Occupying a private and secure top floor position within the popular Sandringham Court development is this well presented one bedroom apartment. Offering a modern open plan layout together with allocated parking, the property should appeal to a variety of buyers including first-time purchasers, professionals, couples and investors.

The floorplan comprises a communal entrance hallway leading to the apartment's private entrance hall, followed by a spacious open plan lounge, dining area and kitchen. The kitchen is fitted with a modern range of units and integrated appliances, creating a practical and sociable main living space. There is a good sized double bedroom, bathroom fitted with a white suite and a useful additional dressing room/store which could also provide space for a small study or home working area.

Externally, the property benefits from an allocated parking space together with access to the communal gardens.

Sandringham Court occupies an excellent position within easy reach of Chester le Street town centre, providing convenient access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Riverside Park is also nearby, offering attractive riverside walks, open green spaces and recreational facilities. The location is particularly convenient for commuters, with Chester le Street railway station, regular bus services and excellent access to the A1(M), providing straightforward travel to Durham, Newcastle, Gateshead and surrounding areas.







Hallway

Dressing Room/Study

Bedroom

Bathroom

Lounge/Kitchen

EXTERNAL

Externally, the property benefits from an allocated parking space together with access to the communal gardens.

AGENT'S NOTES

Council Tax: Durham County Council, Band A
Tenure: Leasehold – 102 years remaining. We have been advised that the ground rent is approximately £100 per annum, increasing to £200 in 2029. The management fee is approximately £900 per annum, while the buildings insurance varies but is currently around £200 per annum.
EPC - C
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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 recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Selective Licensing Area – No.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – Please note there is no lift. There is currently a tenant in the property who is due to move out, photos taken before the tenant moved in.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Move with Us carries out identification, anti-money laundering and source-of-funds checks on all purchasers. A non-refundable charge of £50 plus VAT, totalling £58.80, is payable directly to Move with Us for completing these checks.
Should your offer be accepted, this charge will be taken by telephone during a purchaser compliance call. The payment and required checks must be completed before the memorandum of sale can be issued. A copy of the completed customer due diligence documentation can be provided to your solicitor upon request for their compliance records.

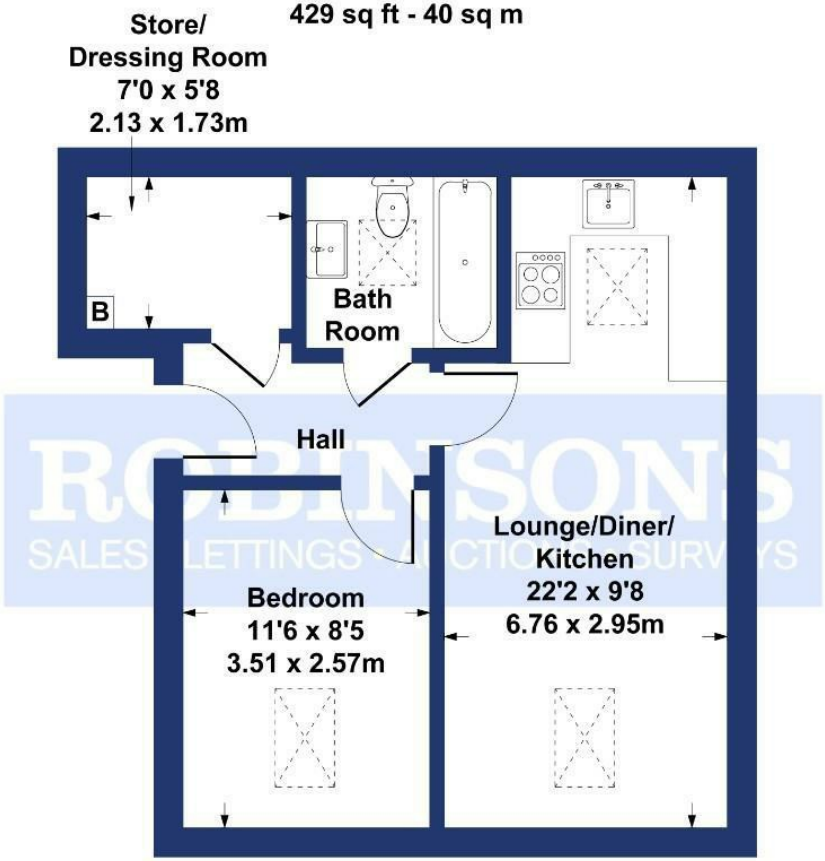


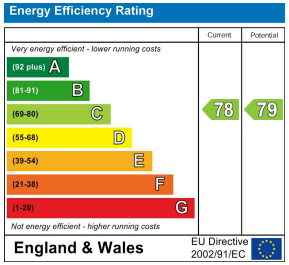




Sandringham Court

Approximate Gross Internal Area
429 sq ft - 40 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. 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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