



**Bradley Close, Ouston, DH2 1TJ**  
**1 Bed - Flat**  
**£25,000**

**ROBINSONS**  
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## Bradley Close Ouston, DH2 1TJ

\* NO CHAIN \* WELL PRESENTED \* EXCELLENT POSITION \* AMPLE PARKING \* SOUGHT AFTER DEVELOPMENT \*

Offered to the market with no onward chain, this well presented ground floor studio apartment is situated in the popular village of Ouston. The property enjoys a pleasant position with an attractive outlook over greenery, walkways and mature trees.

The layout includes a lounge/bedroom, kitchen, and a modern, well maintained bathroom/WC. Outside, there are communal gardens and ample parking spaces available. For investors, we believe the property could achieve around £400 per calendar month.

Bradley Close is ideally placed for access to local shops, services and amenities within Ouston and nearby Chester-le-Street. There are regular public transport links to surrounding towns and cities, including Newcastle and Durham, while the A1(M) is only a short drive away for those commuting further afield. The area also benefits from local schools, open green spaces and pleasant walking routes.















### **Living Room / Bedroom**

15'8" x 8'6" (4.8 x 2.6)

### **Kitchen**

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

### **Bathroom**

8'6" x 6'10" (2.6 x 2.1)

### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 4 Mbps, Superfast 78 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold – 99 years from 1 March 1976. The current combined ground rent and service charge is £157 per month, having been increased to cover essential works to the property. It is hoped this will be reduced in the future.

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

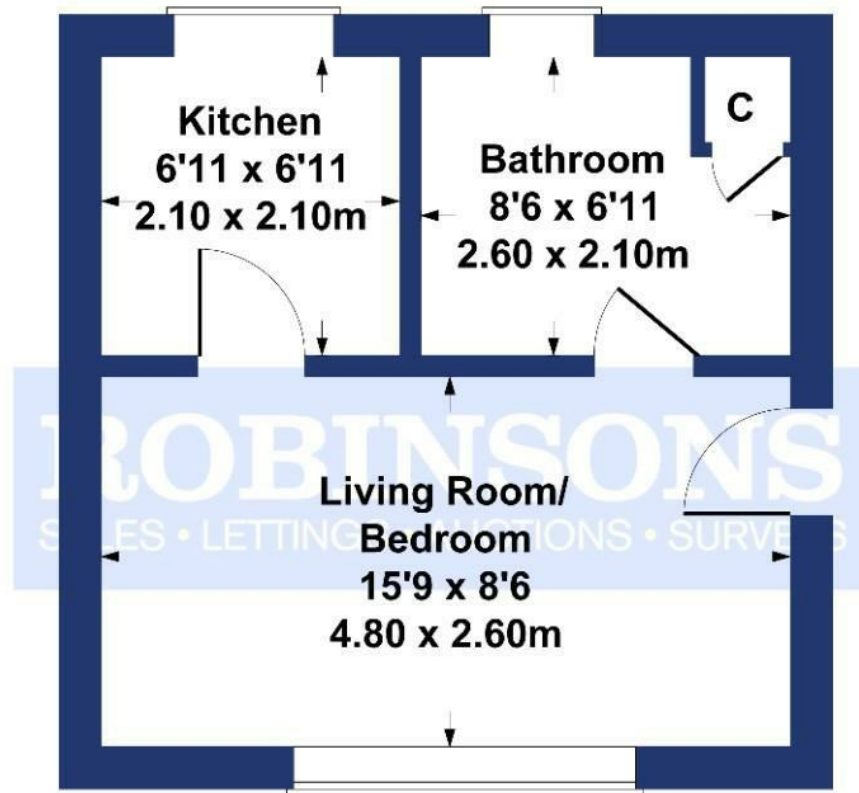
Energy Rating: TBC

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.



# Bradley Close

Approximate Gross Internal Area  
258 sq ft - 24 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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