



Arcadia, Ouston, DH2 1RF  
2 Bed - Apartment  
£50,000

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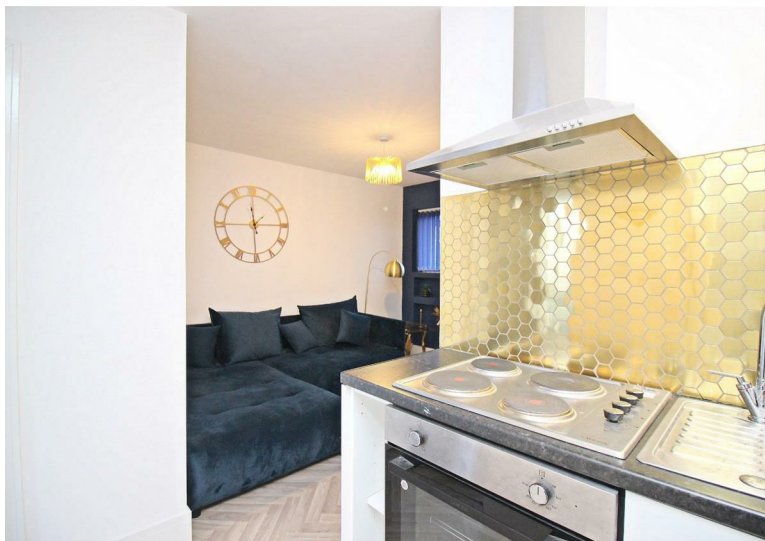
**\* NO CHAIN \* WELL PRESENTED \* MODERN HEATING SYSTEM \* MODERN KITCHEN AND SHOWER ROOM \* FIRST FLOOR APARTMENT \* NON-ALLOCATED PARKING \***

Offered for sale with no onward chain, this well-presented two-bedroom first floor apartment provides comfortable and modern accommodation in a popular residential area of Ouston. The property benefits from a modern heating system, a contemporary kitchen and a shower room, making it an appealing option for first-time buyers, downsizers or investors.

The layout comprises an open plan kitchen and living room offering a pleasant and practical space, two bedrooms and a shower room with WC. Externally, non-allocated car parking spaces are available for residents.

Nb. furniture can be included in the sale.

Arcadia forms part of a well-regarded area in Ouston, within easy reach of local amenities including shops, a primary school, regular bus services and nearby walking routes. The location is convenient for commuting, with excellent road connections to Chester le Street, Durham, Gateshead and Newcastle, as well as easy access to the A693 and A1(M). The village benefits from a friendly community feel and nearby countryside, making this property a strong option for those seeking a low-maintenance home in a well-connected and pleasant setting.



### **Living Area**

11'5" x 9'2" (3.5 x 2.8)

### **Kitchen Area**

7'10" x 4'11" (2.4 x 1.5)

### **Bedroom**

8'2" x 7'6" (2.5 x 2.3)

### **Bedroom**

6'2" x 5'10" (1.9 x 1.8)

### **Shower Room / WC**

6'6" x 4'3" (2 x 1.3)

### **Agent's Notes**

Council Tax: Durham County Council, Band A

Tenure: Leasehold, 63 years remaining. The seller has advised us that there is a £50 per quarter ground rent fee, and there is no maintenance charge at the moment. There is an option to extend the lease to 150 years for a cost of £4,160. All buyers should verify this with their solicitor.

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 – stair access only, no lift

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.





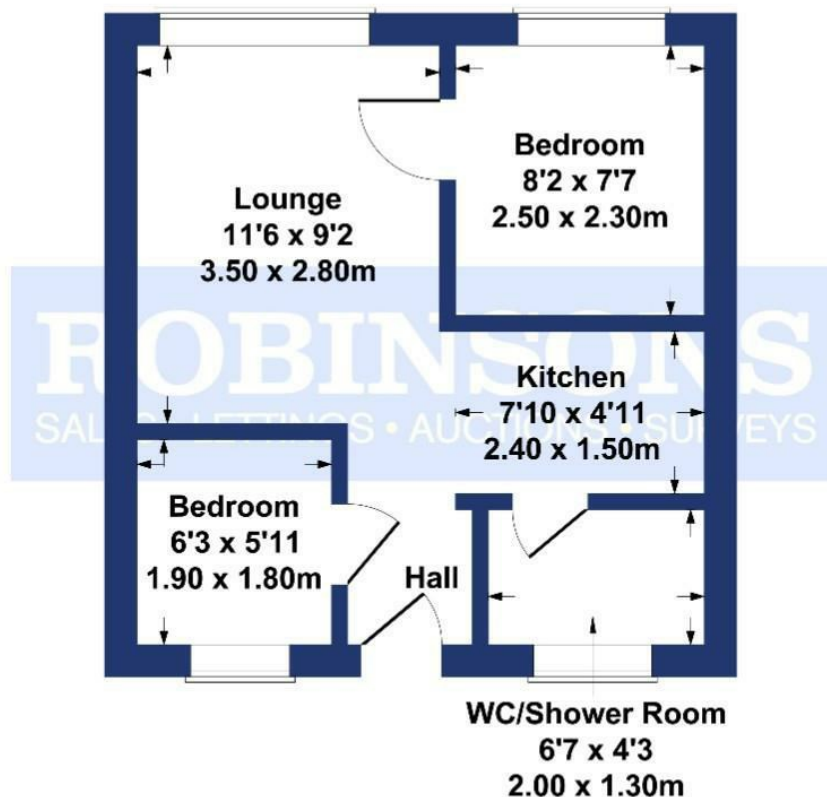






# Arcadia

Approximate Gross Internal Area  
312 sq ft - 29 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

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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 80                      |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |