



Picktree Mews, Town Centre, DH3 3UZ
2 Bed - Apartment
£95,000

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Picktree Mews

Town Centre, DH3 3UZ

* NO CHAIN * PRIME TOWN CENTRE LOCATION * RARELY AVAILABLE * TOP FLOOR APARTMENT * NICE OUTLOOK * AMPLE PARKING *

Offered to the market with the benefit of no onward chain is this exceptionally rare top floor apartment, occupying an excellent position within Picktree Mews in the heart of Chester le Street town centre. Properties within this development are seldom available and the top floor position, pleasant outlook and spacious accommodation should appeal to a wide range of buyers.

Internally, the layout comprises a communal entrance hallway accessed via a secure intercom system, with stairs leading to the apartment and entrance landing area. Further on there is a spacious and inviting lounge, two generously sized bedrooms, a dining kitchen and bathroom, along with several useful storage cupboards throughout the property.

Externally, the development benefits from ample resident parking.

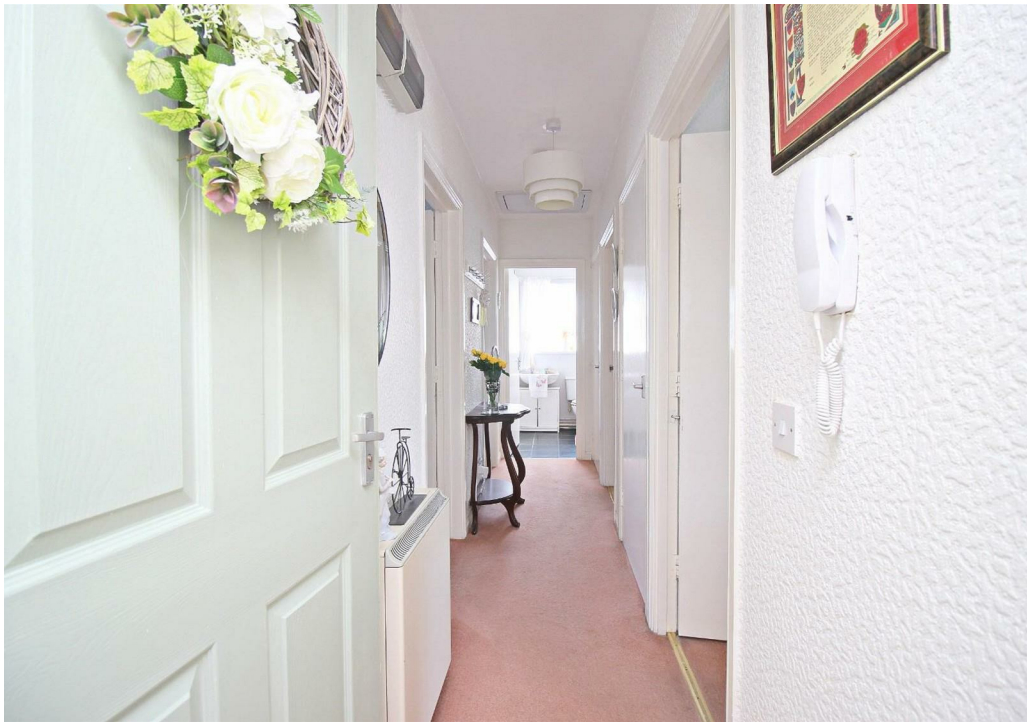
Picktree Mews occupies a prime position within the heart of Chester le Street town centre and is within walking distance of a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Riverside Park is also close by, providing attractive riverside walks, open green spaces and recreational facilities, making it a popular spot for walking and outdoor activities. The area also benefits from leisure facilities including Bannatyne Health Club and nearby sports amenities.

For commuters, Chester le Street railway station is within easy reach and provides direct services to Durham, Newcastle and beyond, while excellent road links via the A1(M) offer straightforward travel across the region. The location also benefits from local bus routes and access to well-regarded schools, further enhancing the appeal for a wide range of buyers seeking convenience combined with access to green space and amenities.









Entrance

Via secure intercom system

Hallway

Lounge

17'4" x 12'1" (5.3 x 3.7)

Kitchen

12'9" x 8'6" (3.9 x 2.6)

Bedroom

11'5" x 10'5" (3.5 x 3.2)

Bedroom

10'9" x 10'5" (3.3 x 3.2)

Bathroom

6'10" x 6'6" (2.1 x 2)

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Tenure: Leasehold - 125 year lease from 9 May 2005 (approximately 104 years remaining). The full annual service charge budget for the previous year was £1,834.08, however the actual amount payable for 2025 was only £1,423.14.

EPC: E

Property Construction – Standard

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

Gas Supply - Mains

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 – We are 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 – N/A

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 – please note there is no lift access, stairs only

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

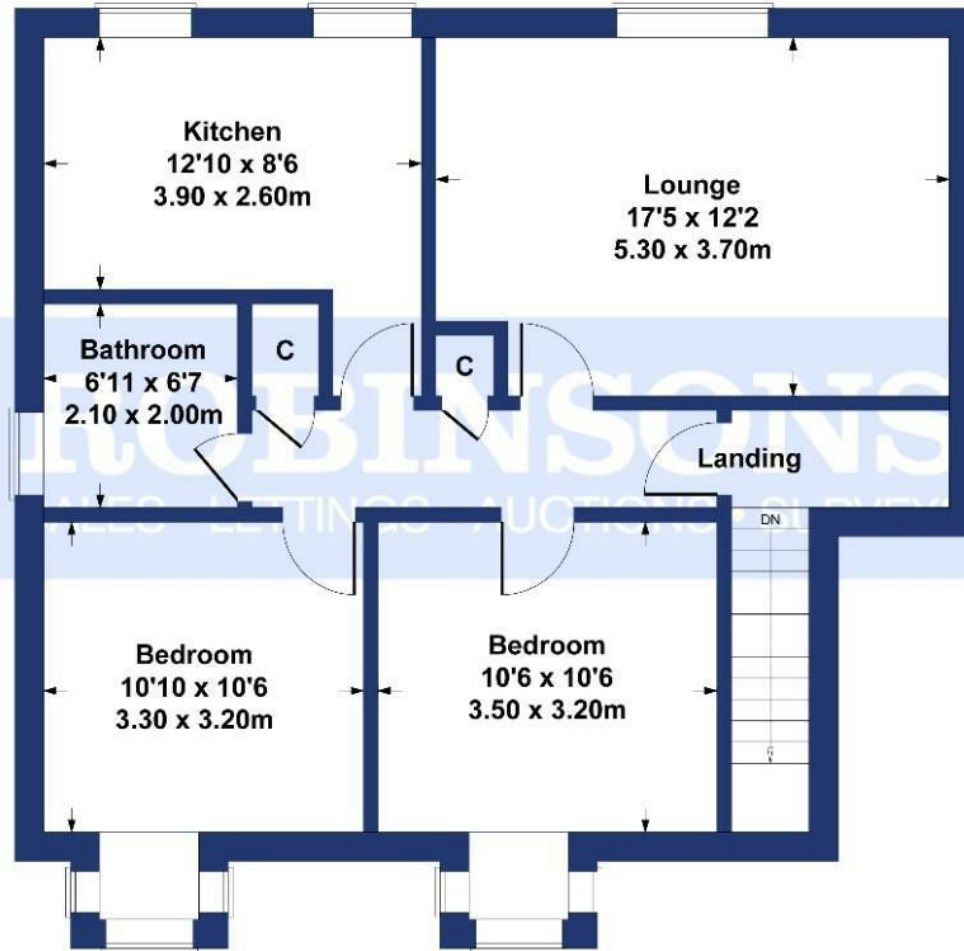
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



Picktree Mews

Approximate Gross Internal Area
797 sq ft - 74 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		50	72
EU Directive 2002/91/EC			

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.



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