



Arcadia, Ouston, DH2 1RF
2 Bed - Apartment
£80,000

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* NO CHAIN * RARELY AVAILABLE GROUND FLOOR APARTMENT WITH LARGE GARDEN, GARAGE, AND DRIVEWAY * WELL PRESENTED AND MUCH IMPROVED - NEWLY DECORATED AND NEW FLOORINGS * EXTENDED LEASE UNTIL 28 JAN 2110 *

Offered for sale with the benefit of immediate vacant possession, this rarely available ground floor apartment boasts a large garden, private driveway, and garage.

Nicely presented and recently improved with fresh décor and new flooring, the layout comprises an entrance porch, a spacious and welcoming lounge with a large window allowing plenty of natural light, a stylish kitchen, inner lobby, a well-appointed bathroom with white suite, and two generously sized bedrooms.

Externally, the rear garden is a key feature – mainly laid to lawn with a patio area ideal for outdoor seating, along with gated access to the driveway and garage.

The property is situated in the popular Arcadia development within the village of Ouston, a well-regarded area that appeals to a range of buyers thanks to its established community feel, and convenient access to amenities. There are several local shops, a medical centre, takeaways, and a primary school within walking distance, with larger supermarkets and retail options available in nearby Chester-le-Street.

For commuters, Ouston is ideally located with excellent transport links by road and rail – the A1(M) is just a few minutes' drive away, and Chester-le-Street railway station provides regular services to Newcastle, Durham, and beyond.

The area is also close to scenic spots such as Beamish Museum and countryside trails, offering a pleasant balance of village life and connectivity.

Entrance Porch

Lounge

14'9" x 11'5" (4.5 x 3.5)

Kitchen

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

Inner Lobby

Bathroom

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

Bedroom

11'9" x 10'9" (3.6 x 3.3)

Bedroom

9'10" x 8'6" (3 x 2.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Leasehold, £236pa ground rent, 84 years remaining

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

Energy Rating: D

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.

Marketing materials

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



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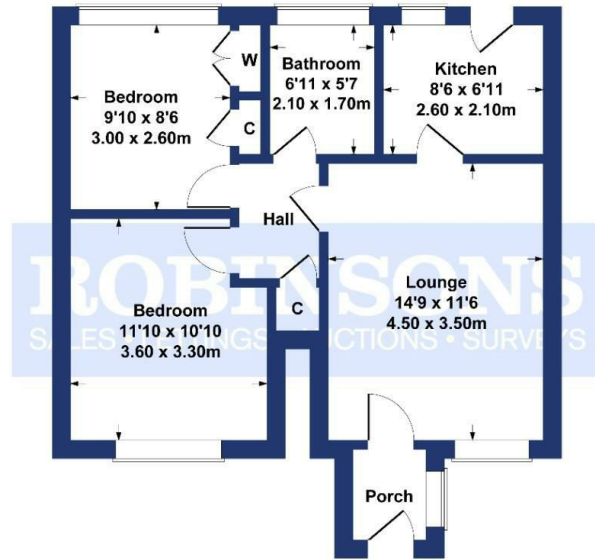
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Arcadia
Approximate Gross Internal Area
560 sq ft - 52 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	A		
105-91	B		
89-85	C		
75-84	D		
59-74	E		
45-58	F		
35-47	G		
Not energy efficient - higher running costs			
		68	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
45-38	F		
35-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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