Newcastle Road, DH3 3TD

1 Bed - Apartment

£65,000

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

* NO CHAIN * GROUND FLOOR APARTMENT * READY TO MOVE INTO * NOT TO BE MISSED * RARELY AVAILABLE * WELL PRESENTED * NICE OUTLOOK *

A spacious and well-proportioned one bedroom, GROUND FLOOR, over 60s apartment (partner allowed 55 and over) with new carpets and redecoration which is offered with no onward chain.

Benefits include uPVC double glazing, communal areas and gardens, laundry room, on-site warden, and parking facilities.

The property has a secure intercom system and has lift or stair access. The floorplan comprises: entrance hallway with large storage cupboard, inviting lounge, fitted kitchen, attractive shower room, and spacious bedroom with wardrobes.

Residents enjoy access to excellent communal facilities, including a comfortable lounge with kitchenette, a laundry room, and parking. There's a secure intercom entry system and a 24-hour care line for added peace of mind (subject to care plan), along with double glazing and electric heating. There is also parking spaces available on a waiting list, along with visitor parking spaces.

Cestrian Court sits close to Chester le Street town centre, giving easy access to shops, cafés, a supermarket, medical facilities and regular bus routes. The railway station is within comfortable reach, offering direct links to Durham and Newcastle. Riverside Park provides pleasant green space with level paths, seating areas and views along the river, and Lumley Castle and nearby countryside add to the appeal of the surroundings. The town has a straightforward layout, a good range of everyday amenities and strong transport connections, making it a practical and convenient place to live.

A fantastic first floor home offering comfort, security, and independence in a sought-after location. Early viewing is strongly advised.

Entrance Hallway

Shower Room

Lounge

Kitchen

Bedroom

Bathroom

AGENT'S NOTES

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a
Tenure: The property is leasehold with approximately 108 years remaining on a term of 125 years from 1st March 2007. The service charge is £3,281.46 per annum, paid in two instalments, and is reviewed annually; the figure provided is for June 2024, based on information from the client, which should be verified by the prospective purchaser's solicitor. The ground rent is £425 per annum, with the next review due in 2030 and a rent review period of 21 years. Ground rent payments are made in two instalments, on 1st March and 1st September each year.
EPC - B

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 – We are not aware of any issues. 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
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 – ground floor apartment
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

OUR SERVICES

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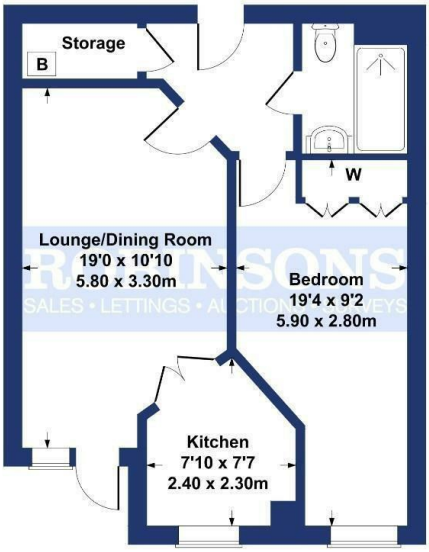
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cestrian Court

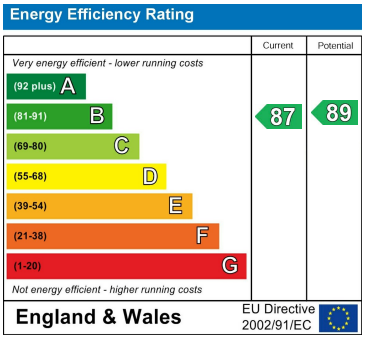
Approximate Gross Internal Area
489 sq ft - 45 sq m



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. 2021



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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 efficent 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.

RICS

ARLA Association of Residential Letting Agents

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