



**The Anchorage, Church Chare, DH3 3QW**  
**1 Bed - Apartment**  
**£99,950**

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# The Anchorage

## Church Chare, DH3 3QW

\* NO CHAIN \* LONG LEASE FIXED AT ONLY £30 PA \* ONE BEDROOM GROUND FLOOR FLAT \* SOUGHT AFTER COURTYARD DEVELOPMENT \* TOWN CENTRE LOCATION \* PRIVATE ENCLOSED REAR GARDEN \* UPDATES SINCE 2021 INCLUDING NEW KITCHEN & FLOORING \*

A rare opportunity to purchase this well-presented one-bedroom ground floor flat, situated in a sought-after courtyard development within easy reach of the town centre, Riverside Park, and excellent transport links. The property has undergone significant updates since 2021, including a new kitchen, new flooring throughout, and fresh decor, creating a stylish and move-in-ready home.

The spacious lounge benefits from a bay window and vertical blinds, allowing plenty of natural light to flood the room. The newly updated kitchen features modern wall and base units. A UPVC door provides direct access to the private, enclosed low maintenance garden, which also includes a garden shed for additional storage.

The bedroom is a generous size with fitted wardrobes and a dressing table, offering excellent storage solutions. The bathroom is fully tiled and includes a WC, hand basin, and shower over the bath.

Externally, the private enclosed garden is low-maintenance and ideal for relaxing or entertaining. Additional benefits include gas central heating, UPVC double glazing, vacant possession, and ample parking bays.

This property is ideal for first-time buyers, those looking to downsize, or investors seeking an updated flat in a quiet yet convenient location close to local amenities and transport links.









### **Entrance Hallway**

### **Lounge**

12'9" x 11'1" (3.9 x 3.4)

### **Kitchen**

9'2" x 8'10" (2.8 x 2.7)

### **Bedroom**

11'5" x 11'1" (3.5 x 3.4)

### **Bathroom**

7'2" x 5'6" (2.2 x 1.7)

### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1,139 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold – term of 200 years with 161 years remaining. Ground rent fixed to £30pa.

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

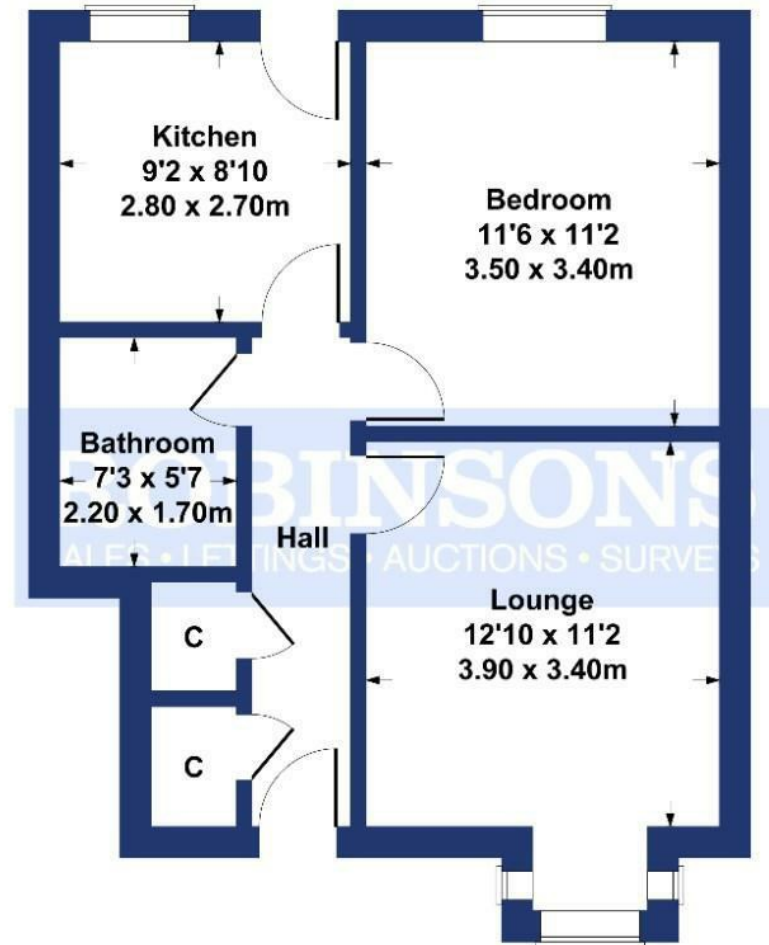
Energy Rating: C



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.

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Approximate Gross Internal Area  
506 sq ft - 47 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. 2024

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (82 plus) A  |  |                         |           |
| (61-81) B  |  |                         |           |
| (69-80) C  |  | 73                      | 76        |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| England & Wales                                    |  | 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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