



**Cestria House, High Chare, DH3 3PX**  
**1 Bed - Apartment**  
**£115,000**

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# Cestria House

## High Chare, DH3 3PX

\* NO CHAIN \* LONG LEASE \* GROUND FLOOR APARTMENT IN HEART OF TOWN CENTRE \* HIGH QUALITY FIXTURES AND FITTINGS \* ALLOCATED CAR PARKING \*

Available to purchase with no onward chain is this ground floor apartment. Located in the heart of Chester le Street town centre the property should suit the needs of variety of buyers.

The floorplan comprises of: secure entry via intercom system, inner hallway, large inviting lounge with walk-in bow window, beautiful kitchen and dining area, a bathroom with shower over, and a large double bedroom.

Externally there is an allocated car parking bay.

The property is located in the centre of Chester le Street and has excellent access to location bus and train stations. It also has easy access to the A1(m) highway offering routes the the North and South including Newcastle upon Tyne, Gateshead, Durham and Darlington.









### **Access via secure intercom system**

### **Hallway**

### **Lounge**

16'4" x 14'9" (5 x 4.5)

### **Kitchen and Dining**

13'1" x 7'10" (4 x 2.4)

### **Bedroom**

14'5" x 11'5" (4.4 x 3.5)

### **Bathroom**

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

### **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 - 125 years from 1 January 2018, ground rent and service £500 per year, includes building insurance

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

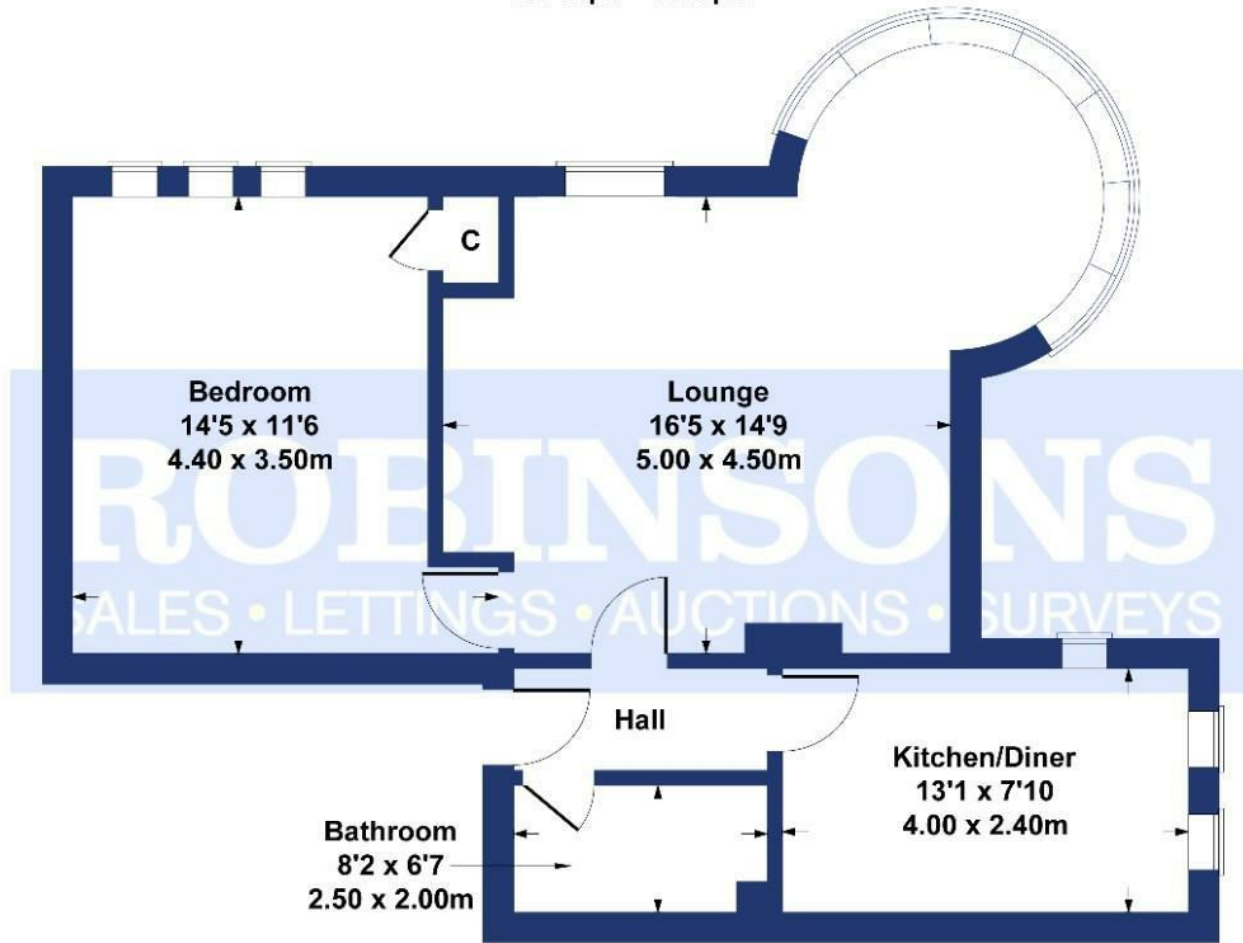
Energy Rating: C

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.

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.

# Cestria House

Approximate Gross Internal Area  
657 sq ft - 61 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
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(69-80) <b>C</b>		74	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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