



Abington, Ouston, DH2 1QZ  
1 Bed - Flat  
£39,950

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\* NO CHAIN \* WELL PRESENTED GROUND FLOOR APARTMENT \* LONG LEASE - 103 YEARS REMAINING \* CUL DE SAC POSITION \* COMMUNAL GARDENS \* EXCELLENT COMMUTER LINKS \*

This well presented ground floor apartment is offered with no onward chain, making it an attractively straightforward purchase for anyone looking to move without delay. Situated within a quiet cul de sac in Ouston, a popular village location within easy reach of Chester le Street, the property is ideally suited to singles, couples, commuters, and investors seeking low-maintenance, ready to move into accommodation.

The floorplan comprises an entrance hall, a spacious lounge, a fitted kitchen, a bedroom with built-in storage and a bathroom. The layout is practical and well proportioned throughout, providing comfortable everyday living accommodation from the moment you move in.

Externally, the property benefits from communal gardens, offering a pleasant outdoor space with no upkeep responsibility.

Ouston is well served for everyday needs, with primary schooling close by at both Ouston Primary School and St Benet's Catholic Primary School, and Lord Lawson of Beamish Academy a short drive away for secondary education. GP provision is nearby at the Lavender Centre in Pelton. For commuters, Chester le Street train station is a short drive away and sits on the East Coast Main Line, providing fast and regular connections to Durham and Newcastle. The A1 is also within easy reach, giving straightforward road access to Gateshead, Sunderland and beyond. Riverside Park and Beamish Open-Air Museum are both within easy reach for those who enjoy the outdoors.

**Entrance**

**Bathroom**

**Lounge**

12'0" x 13'1" (3.66 x 4.01)

**Bedroom**

12'0" x 8'4" (3.66 x 2.56)

**Kitchen**

5'1" x 11'0" (1.55 x 3.36)

**Agents Notes**

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a  
Tenure: Leasehold – 103 years remaining, £190 per month  
EPC - C

Property Construction – Understood to be 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 – Gas Central Heating  
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 within the property. 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 – NA

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 – communal gardens

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.



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## Abington

Approximate Gross Internal Area  
398 sq ft - 37 sq m



### GROUND FLOOR

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	76
(55-68) <b>D</b>	71
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

### DURHAM

1-3 Old Elvet  
DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

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### WYNYARD

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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 efficient 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.



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