



Picktree Mews, Chester Le Street, DH3 3UZ
2 Bed - Apartment
£120,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Picktree Mews

Chester Le Street, DH3 3UZ

* BEAUTIFULLY PRESENTED GROUND FLOOR APARMENT * MODERN KITCHEN AND SHOWER ROOM * RE-DECORATED THROUGHOUT * IDEAL TOWN CENTRE LOCATION *

Offered to the market with the advantage of no onward chain, this exceptionally rare ground floor apartment is situated within a complex nestled in the heart of Chester-le-Street town centre. Its ground floor positioning renders it highly accessible to a wide range of potential purchasers, with additional perks including ample town centre parking.

Internally, the property has been meticulously maintained, boasting a modern kitchen and shower room, complemented by the recent redecoration. The layout comprises a communal entrance hallway accessed via a secure intercom system, leading to the apartment hallway with storage. Further on, you'll find a spacious and inviting lounge with French doors opening onto communal gardens and a clothes drying area, two generously sized bedrooms, the master with ample storage, a delightful kitchen and dining space, and a charming shower room/WC.

Properties at Picktree Mews are seldom available on the open market. It is situated in a traditionally popular and well-established area of Chester-le-Street town centre. Conveniently within walking distance of numerous amenities, recreational facilities, and reputable schools, the location is highly desirable. Excellent transport links, including the town's train station, bus routes, and easy access to the A1(M), provide swift connections to major towns and cities such as Newcastle upon Tyne, Gateshead, and Durham, further enhancing the appeal of this exceptional offering.











Entrance Via Secure Intercom

Hallway

Lounge

17'4" x 11'9" (5.3 x 3.6)

Kitchen

12'9" x 8'6" (3.9 x 2.6)

Bedroom

11'1" x 10'5" (3.4 x 3.2)

Bedroom

10'9" x 10'5" (3.3 x 3.2)

Shower Room / WC

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold. 103 years remaining.

Service Charge: £709.32

Insurance Charge: £284.00

Management Charge: £211.79

Building Fund: £702.62

All per annum.

Council Tax: Durham County Council, Band A

Energy Rating: TBC

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.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold 125 years from 11/03/2002, 103 years remaining. The service charge is £709.32,

Insurance Charge is £284.00, Management Charge is £211.79 and Building Fund is £702.62 per year

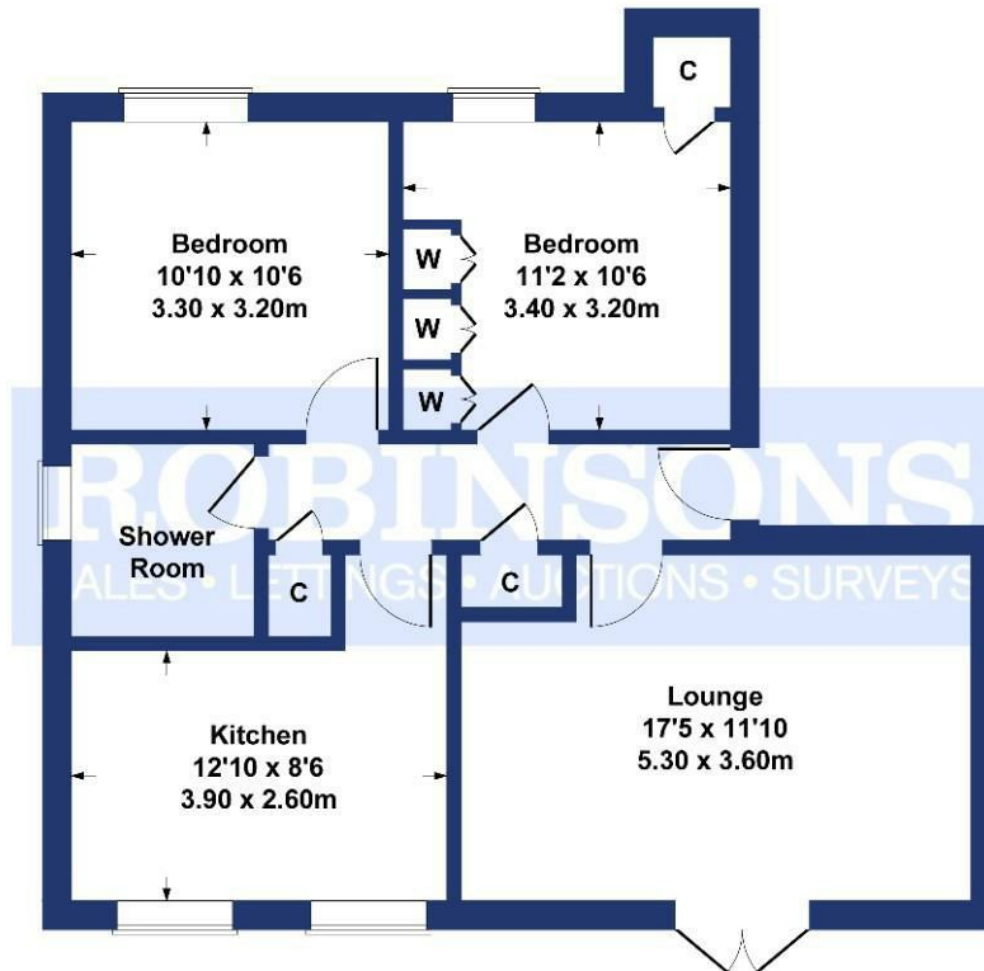
Council Tax: Durham County Council, Band A - Approx. £1,469 p.a

Energy Rating: tbc

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.

Picktree Mews

Approximate Gross Internal Area
700 sq ft - 65 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscsls.co.uk
www.robinsonsestateagents.co.uk

