



Hopgarth Court, Chester le Street, DH3 3SE  
1 Bed - Flat  
£75,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Hopgarth Court

## Chester le Street, DH3 3SE

\* NO CHAIN \* LONG LEASE (964 YEARS REMAINING) WITH NO GROUND RENT TO PAY \* WELL MAINTAINED AND PRESENTED \* TOWN CENTRE CUL DE SAC LOCATION \* DRIVEWAY FOR PARKING \* LOW RUNNING COSTS \*

Available with the benefit of no onward chain and immediate vacant possession is this well located and well presented first floor apartment, which comes with its own driveway and is tucked away in a cul-de-sac right in the heart of Chester-le-Street town centre.

The property features an entrance lobby with stairs leading to the first floor, where you will find a spacious and welcoming lounge with two windows, including a bay window, filling the room with natural light. There is also useful over-stairs storage. From the inner hallway there is access to a generous double bedroom complete with a quality Barker and Stonehouse wardrobe, a modern and attractive shower room, and a well maintained fitted kitchen.

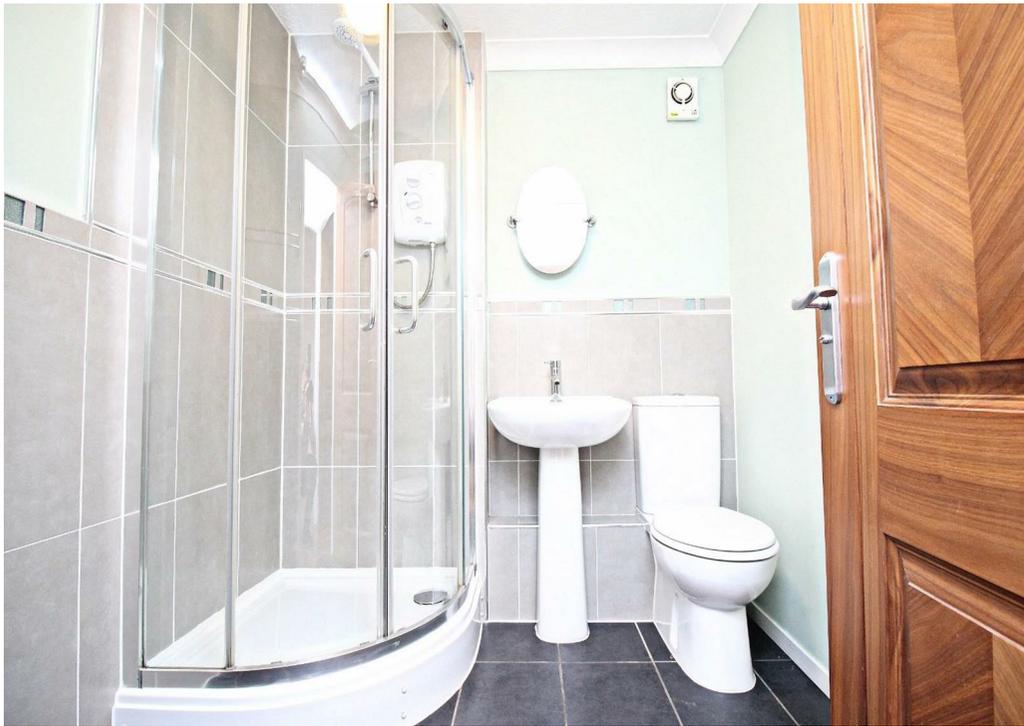
Buyers of this property are in a particularly good position as the flats collectively own the lease, meaning you become part of the company that owns and manages it. Running costs are very low, with a monthly maintenance charge of only £10 and annual building insurance of just £95.

Hopgarth Court is in a sought-after position within Chester-le-Street, just a short walk from the town's many amenities including shops, restaurants, cafes and everyday services. The train station is within easy reach, providing excellent links to Newcastle, Durham and beyond, while the A1(M) is only a few minutes' drive, making it ideal for commuters. Riverside Park and the picturesque riverside walks are also close by, offering green space to enjoy.









## **GROUND FLOOR**

### **Entrance Lobby**

## **FIRST FLOOR**

### **Lounge**

14'9" x 10'9" (4.5 x 3.3)

### **Inner Hallway**

### **Bedroom**

15'1" x 8'6" (4.6 x 2.6)

### **Shower Room / WC**

6'2" x 6'2" (1.9 x 1.9)

### **Kitchen**

9'6" x 8'6" (2.9 x 2.6)

### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold, 964 years remaining. No ground rent to pay. Monthly maintenance fee of £10. Yearly insurance of £95.

Council Tax: Durham County Council, Band A - Approx. £1,701 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.

### **Marketing Materials**

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

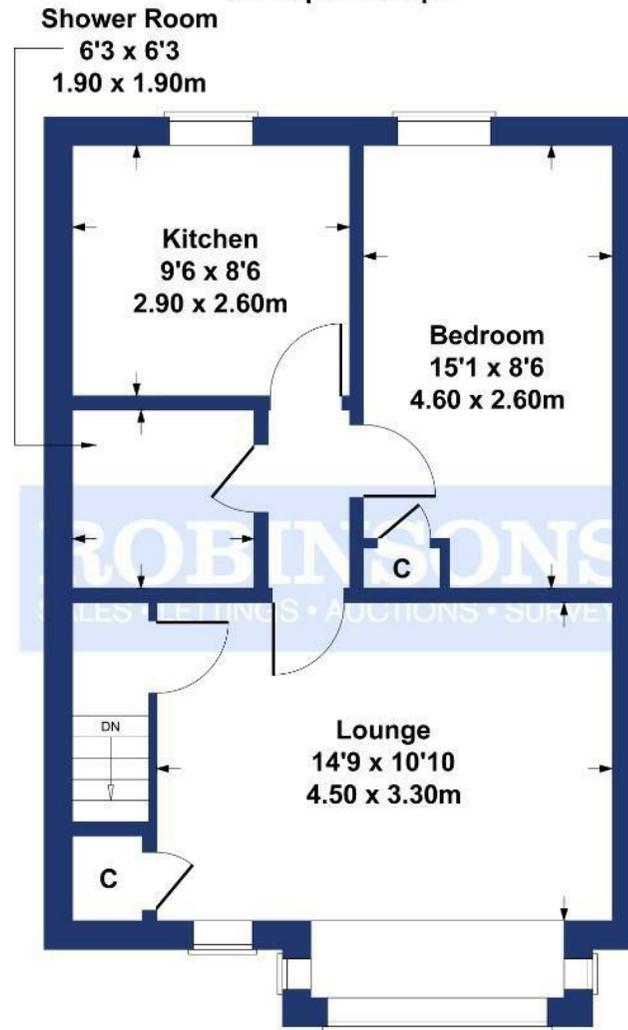
Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

# Hopgarth Court

Approximate Gross Internal Area  
517 sq ft - 48 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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		61	71
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@robinsonscls.co.uk  
www.robinsonsestateagents.co.uk

