

STUART EDWARDS



Cestrian Court

Newcastle Road, Chester Le Street DH3 3TD

- Modern Apartment
 - 1 Bedroom
- Kitchen & Bathroom
- Communal Gardens
- Excellent Road Links
- Over 60s
- Lounge/Dining Room
 - Visitors Parking
 - Near Town Centre
 - Pet Friendly

Asking Price £45,000





Full Description

The subject property is a one bedroom apartment, situated on the first floor of an apartment block.

The property consists of an Entrance hall, Spacious Lounge, Kitchen, Bedroom and Bathroom.

Externally: Communal gardens and allocated and visitor parking.

Entrance Hallway

Storage Cupboard.

Lounge/Dining room

10'9" x 19'7"

Night storage heater, coved ceiling, feature fireplace with inset electric fire and double glazed French doors leading to Juliet balcony.

Kitchen

7'7" x 7'0"

Range of wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Tiled splashbacks, integrated oven and hob, coved ceiling and vinyl flooring.

Bedroom

13'5" x 9'2"

Night storage heater, coved ceiling and a range of fitted wardrobes.

Bathroom

5'7" x 10'1"

Low level wc, wash hand basin, double shower cubicle, tiled walls, coved ceiling, spot lighting, wall heater and extractor fan.

Communal Gardens

Visitor Parking

Additional Information

These apartments are managed by FirstPort Retirement.

Car Parking Spaces are available for residents to purchase @ £250 pa – these are available to the residents only, not their family members, and once bought become their exclusive parking space. Residents can give up their space with 1 months notice at any time. There are currently 0 spaces in the car park for visitors on a first come basis.

If the buyers are a couple, one can be 55 years old providing the other is over 60 years old.

Residents are allowed up to 2 pets (no birds or reptiles) but must obtain permission from the Landlord before moving in. Permission is chargeable. Cats must be house cats and cannot leave the apartment. Dogs must be kept on a lead in all communal areas and must be walked off the premises.

The Laundry is used on a first come first served basis and included in the service charge.

Washing machines, dish washers and walk in showers are only permitted in the Lower Ground Floor apartments due to vibration, noise & risk of flooding.

EPC Information

EPC Rating - C

Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9738-5092-6207-5244-8910>

Leasehold

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

Tenure: Leasehold

Term: 125 years from 1st March 2007

Service Charge £2,166.74

Reviewed annually Figure shown for the year ending 28th February 2022 Information provided by the client and should be verified by prospective purchaser's solicitor.

£2,166.74 per annum or £62.50 per week

Ground Rent £425 per annum

Ground Rent Review due 2030

Rent Review Period 21 years

Half Annual Rent Payment dates 1st March and 1st September

Important Info

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

Property Viewing

Contact Stuart Edwards Estate Agents for an appointment to view.

Property Portals

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

Free Valuation!

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN

Membership is held with The Property Ombudsman for sales and lettings.

Thanks

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.