

**STUART  
EDWARDS**



## Central Exchange

, Chester Le Street DH3 3DX

- SECOND FLOOR APARTMENT
- 2 GENEROUS BEDROOMS WITH FITTED FURNITURE
- INTEGRATED APPLACNCES
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN
- SITUATED IN CHESTER-LE-STREET TOWN CENTRE
- 24FT OPEN LIVING SPACE WITH BALCONY
- EN-SUITE & BATHROOM
- READY TO MOVE INTO CONDITION
- CLOSE TO A167 & A1(M) MOTORWAY

**Asking Price £130,000**



**Council Tax Band: B**  
**EPC Rating: D**

**FULL DESCRIPTION**

Modern second floor apartment, available with no onward chain.

Accessed via a secure communal entrance.

The internal hallway to the apartment leads to the open plan living space with UPVC double glazed sliding doors leading to the balcony. The kitchen is modern and extensively fitted with integrated appliances and space for a dining table. Both bedrooms are generously proportioned and have a range of fitted bedroom furniture, the master enjoys an en-suite shower room and there's also a main bathroom with full suite and shower.

Externally there is a gated carpark with one allocated parking space.

The apartment is situated within Chester-le-Street Town Centre where a fantastic range of local amenities are available, including Morrisons supermarket, coffee shops, bars and restaurants. There is a comprehensive network of public transport which offers easy access throughout the region, and the location is ideally situated for accessing road links leading to Newcastle, Gateshead, Durham, Sunderland & Washington via the A167 and A(1) motorway.

Available with early vacant possession, this is a perfect home for any purchasers looking for a centrally located property, in ready to move into condition.

Viewings are strongly recommended.

**ENTRANCE**

Accessed via a secure entrance door to the communal hallway. Stairs lead to the second floor.

The internal hallway to the apartment is carpeted and has a wall mounted electric heater and all rooms leading off.

**OPEN PLAN LIVING SPACE**

24'9" x 12'3"

**LOUNGE**

Accessed via double internal doors, the lounge area is carpeted with spot lighting, wall lights and UPVC double glazed sliding doors leading to the balcony.

**KITCHEN/DINING ROOM**

Modern range of white high gloss wall and floor units with black contrasting laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated washer/dryer, fridge/freezer, microwave, electric oven, ceramic hob and extractor hood with stainless steel splashback and matching upstands. Mosaic tiled splashbacks, spot lighting, intercom entry system and space for a dining table.

**BEDROOM 1**

10'7" x 10'5"

Wall mounted electric heater, range of shaker style fitted bedroom furniture, UPVC double glazed doors leading to the Juliette balcony and access door to en-suite.

**EN-SUITE**

3'10" x 7'3"

White suite comprising, close coupled wc, pedestal wash hand basin, walk-in shower cubicle with mains fed shower and sliding glass door, shaver socket, heated towel rail, extractor fan, fully tiled walls and decorative vinyl flooring.

**BEDROOM 2**

9'6" x 11'9"

Wall mounted electric heater and a range of shaker style fitted bedroom furniture.

**BATHROOM**

7'3" x 5'9"

White suite comprising, low level wc, wash hand basin, panel bath with mains fed shower and glass screen, heated towel rail, tiled splashbacks, extractor fan and decorative vinyl flooring.

**ALLOCATED PARKING SPACE**

**LEASEHOLD.**

We have been informed that the property is Leasehold with a 999 year lease starting 14/10/2005, with a service charge of £147 per month over a 10 month period plus service charge. Interested purchasers should seek clarification of this from their Solicitors.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.

