



Waldridge Hall Court, Chester Le Street, DH2 3TF
3 Bed - Apartment - Duplex
£335,000

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Waldrige Hall Court

Chester Le Street, DH2 3TF

* RARE AND UNIQUE * RECENTLY MUCH UPGRADED KITCHEN * NEW CARPETS IN BEDROOMS *

A rare opportunity to purchase this superbly spacious, very private, luxury duplex apartment which is tucked away in a quiet cul de sac with garage, driveway parking for two cars, and three visitor spaces.

Pleasantly positioned, this luxury development of eleven stone-built properties is situated adjacent to the Grade 2 Waldrige Hall and is traditionally a highly sought after development.

The property has recently undergone extensive improvements by the current owner including a new boiler which was installed in June 2021 that comes with HIVE and a 10 year warranty, new high quality flooring, redecoration throughout, and new carpets to bedroom.

Viewers should find that the internal fixtures and fittings are to an exceptionally high standard throughout, and it has a floorplan comprising:

Ground floor: entrance lobby with storage cupboard.

First floor: large hallway leading to a spacious lounge and dining area with dual aspect windows allowing in ample natural lighting and a feature staircase to a study area and mezzanine gallery. Just off this room is an attractive kitchen with a range of integrated appliances. The first floor is also complimented with a large bedroom and fitted wardrobes, along with a stylish en-suite, excellent family bathroom, and a useful utility room.

Second floor: accessed via the spiral staircase to the study, or the main staircase located in the hallway. This floor briefly comprises of the master bedroom which features fitted bedroom furniture, a large en-suite bathroom and velux windows. There is a further double bedroom and landing space.

Externally, there is a garage and driveway for two cars, beautifully maintained communal gardens and easy access to countryside walks.

Waldrige Hall Court is traditionally seen as one of the most desirable addresses in the local area with a small number of executive style houses within the cul de sac.













GROUND FLOOR

Entrance Lobby

Stairs to First Floor

FIRST FLOOR

Landing

Stairs to Second Floor

Lounge and Dining Area

19'3" x 15'10" (19'2" x 15'9") (5.86 x 4.82 (5.84 x 4.80))

Kitchen

10'10" x 8'4" (3.31 x 2.55 (3.30 x 2.54))

Bedroom

13'1" x 12'6" (3.99 x 3.82)

En-Suite

Utility Room

Family Bathroom

SECOND FLOOR

Landing.

Bedroom

18'8" x 16'3" (5.70 x 4.96 (5.69 x 4.95))

En-Suite.

Bedroom

16'3" x 9'0" (4.96 x 2.74 (4.95 x 2.72))

Study

11'0" x 10'2" (3.36 x 3.11 (3.35 x 3.10))

EXTERNALLY

Further Information

The original lease of the property was 999 years. The freehold is owned by the property owners via a management company.

Local Area

Waldrige Hall Court is traditionally seen as one of the most desirable addresses in the local area with a small number of executive style houses within the cul de sac. It offers fantastic access to a range of local shops, schools and recreational facilities. Major motoring and bus links also provide routes to many of the region's big towns and cities including Newcastle upon Tyne, Gateshead, Durham, Sunderland and Washington. Rail services are also available with the main East Coast railway line linking London and Edinburgh.

A nearby bridle path gives immediate access to Waldrige Fell country park, a designated site of special scientific interest.

N.B

Energy Rating D

Council Tax Band E

Lease - 999 years from 21/09/2006, 980 years remaining. Service charge approx £88 per month.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold 999 years from 01/01/05, 980 years remaining, £88 per month service charge.

Council Tax: Durham County Council, Band D - Approx. £2,203pa

Energy Rating: D

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.





Waldridge Hall Court

Approximate Gross Internal Area
1787 sq ft - 166 sq m



SECOND FLOOR



GROUND FLOOR

FIRST 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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	61
(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.



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