



Sandringham Court, Chester Le Street, DH3 3SQ
2 Bed - Apartment
£125,000

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Sandringham Court

Chester Le Street, DH3 3SQ

Step into the epitome of modern living at Sandringham Court – a stylish first-floor apartment meticulously crafted by Grainger Homes. This residence offers a perfect blend of sophistication, convenience, and comfort, presenting a rare opportunity at an incredibly attractive price.

Indulge in the allure of contemporary living within this thoughtfully designed two-bedroom gem. The apartment exudes sleek aesthetics and a sophisticated lifestyle, providing a harmonious blend of style and practicality.

Nestled in the heart of Chester le Street, enjoy the unparalleled convenience of immediate access to the town centre, schools, and amenities. Embrace the vibrant lifestyle this central location offers.

Your safety is paramount with a dedicated security entry system and the added convenience of an allocated parking space within the development. Experience tranquillity and security in your stylish new home.

Benefit from energy efficiency with a well-thought-out specification, featuring gas central heating via a combi boiler and UPVC double glazing. This ensures not only a comfortable living environment but also cost-effective energy usage.

Step into a meticulously designed space where every detail is carefully considered. The apartment boasts a spacious lounge leading to a charming Juliet balcony, a well-equipped kitchen adorned with beech effect units, and bedrooms that offer a tasteful retreat - bedroom one benefitting from en-suite facilities. There is also a spacious white suite bathroom.

Externally the property benefits from one allocated car parking space.

Perfectly positioned for commuters, the development offers excellent road links to Durham City, Gateshead, Newcastle upon Tyne, and Sunderland. Additionally, the town's railway station, conveniently placed on the main east coast line, connects London and Edinburgh seamlessly.

Seize the opportunity to own a piece of contemporary luxury. Don't miss out on this well-priced, well-presented residence!









Entrance Via Secure Intercom System

Hallway

Kitchen / Lounge / Dining Room

22'11" x 11'3" (6.99 x 3.45)

Bedroom One

13'10" x 11'4" (4.22 x 3.47)

En-Suite

Bedroom Two

9'8" x 8'3" max (2.97 x 2.54 max)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Tenure: Leasehold - 125 years. 104 years remaining. Ground rent of £100, incrementing by £100 every 25 years, and annual buildings insurance reviewed and paid on September 1.

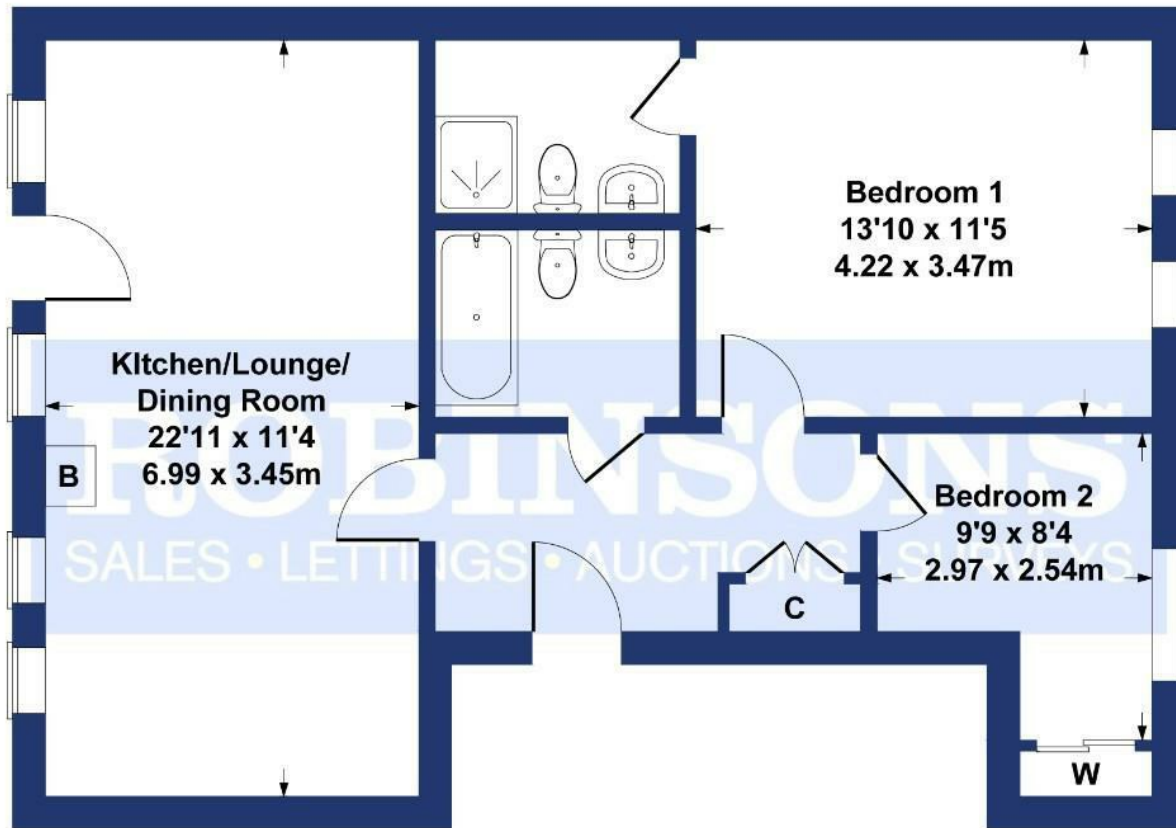
Council Tax: Durham County Council, Band B

Energy Rating: C

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.

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Approximate Gross Internal Area
678 sq ft - 63 sq m



GROUND 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C	80	82
(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.

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