



The Anchorage, Church Chare, DH3 3QW
2 Bed - Flat
£130,000

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The Anchorage

Church Chare, DH3 3QW

* No Chain * Fantastic First-Floor Apartment * Excellent Town Centre Location * Nice Outlook * Ample Residents Car Parking * Very Long Lease and Low Ground Rent *

Don't miss out on this superb opportunity to own a beautifully renovated two-bedroom apartment nestled within a charming small development.

Upon entry, you're greeted by a spacious lobby boasting convenient under-stairs storage, perfect for tidying away everyday essentials.

Step into the hallway, revealing a handy storage cupboard housing a newly fitted gas boiler, ensuring warmth and comfort all year round, along with ample space for coats and shoes.

The heart of the home is the generously proportioned lounge/dining area, illuminated by dual aspect windows that flood the space with natural light, creating a welcoming ambiance for entertaining or relaxation.

The kitchen has been tastefully updated with integrated appliances, all brand new as of 2023, making meal preparation a joy.

Retreat to two double bedrooms, each offering fitted wardrobes for efficient storage solutions.

Completing the property is the family bathroom, boasting a luxurious bath with shower over, wash basin, WC, and a convenient in-built storage cupboard, all installed in 2023.

Externally, there is ample residents car parking, and attractive communal gardens.

Benefitting from double glazing throughout, added in 2023, this property promises both comfort and energy efficiency.

Perfectly positioned within walking distance of the town's amenities and bus routes, this gem is a must-see.











GROUND FLOOR

Entrance Lobby

Landing

Hallway

Lounge

14'9" x 10'2" (4.5 x 3.1)

Kitchen

11'1" x 5'6" (3.4 x 1.7)

Bathroom

11'1" x 4'11" maximum (3.4 x 1.5 maximum)

Bedroom

11'5" x 9'10" to wardrobes (3.5 x 3 to wardrobes)

Bedroom

9'10" x 8'6" to wadrobes (3 x 2.6 to wadrobes)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Leasehold, 161 years remaining, £30 per annum

Council Tax: Durham County Council, Band A Approx. £1621 (min)

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.

The Anchorage

Approximate Gross Internal Area
710 sq ft - 66 sq m
(Excluding Ground 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(69-80) C		79	79
(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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