



Robertson Court, Chester-Le-Street, DH3 3FB
2 Bed - House
£89,950

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*** NO CHAIN * LARGER STYLE GROUND FLOOR APARTMENT * SUPERBLY PRESENTED * PRIME TOWN CENTRE LOCATION * EN-SUITE * ALLOCATED AND VISITOR PARKING * A MUST VIEW ***

Larger-style, ground-floor apartment, superbly presented and perfectly positioned in the heart of Chester-le-Street Town Centre. This spacious two-bedroom property is available with no upper chain, making it an ideal opportunity for various buyers. Situated within a sought-after residential development, the apartment enjoys easy access to local shops, amenities, and excellent transport links.

Key features include uPVC double glazing, gas central heating, and a secure entry system. The layout begins with a communal entrance that leads to a private entrance vestibule, opening into an entrance lobby. Inside, you'll find a bright, open-plan lounge and kitchen-diner, complete with a comprehensive range of fitted wall and base units, providing plenty of storage and worktop space.

The apartment also offers a bathroom with a modern white three-piece suite, a master bedroom with en-suite shower facilities, and a generously sized second bedroom.

Externally, the property benefits from its own allocated parking space, alongside visitor parking bays for added convenience. This well-maintained apartment combines comfort with the convenience of town-centre living and is a must-view for those seeking a larger-than-average home in a fantastic location.



Entrance Lobby

Hallway

Lounge / Dining Area

19'0" x 12'1" (5.8 x 3.7)

Kitchen

11'1" x 9'6" (3.4 x 2.9)

Bedroom One

12'5" x 9'6" (3.8 x 2.9)

En-Suite

Bedroom Two

9'2" x 8'6" (2.8 x 2.6)

Bathroom

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold – 102 years remaining – service charge just over £900pa, ground rent between £50 - £100pa

Council Tax: Durham County Council, Band B - Approx.

£1,891 p.a

Energy Rating: C

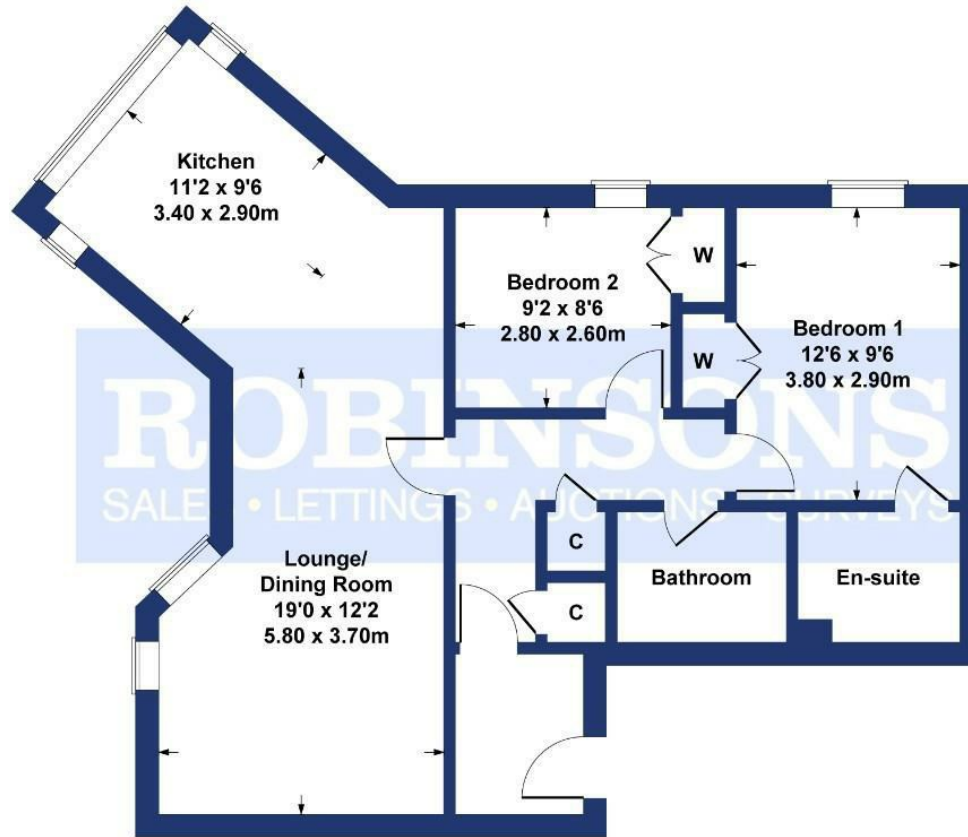
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Approximate Gross Internal Area
797 sq ft - 74 sq m



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			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(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	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.