



Cestrian Court, Newcastle Road, DH3 3TD
1 Bed - Apartment - Retirement
£69,950

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Cestrian Court Newcastle Road, DH3 3TD

* NO CHAIN * LARGER THAN AVERAGE LOUNGE * GORGEOUS RE-FITTED KITCHEN AND SHOWER ROOM IN 2023 * REPLACEMENT ELECTRIC HEATING AND WATER HEATER ALSO IN 2023 * SECURE INTERCOM SYSTEM * READY TO MOVE INTO *

This well-presented first-floor apartment, available to over-60s (partners allowed from age 55), is situated in a popular retirement complex within close walking distance of Chester le Street's town centre shops and amenities. Refurbished in 2023, the property boasts a modern kitchen and shower room, replacement electric heating, and a water heater.

The accommodation is spacious and thoughtfully laid out, featuring an entrance hall, a larger-than-average 18ft lounge/dining room with French windows opening to a Juliet balcony, a modern fitted kitchen with integral appliances, a large double bedroom with fitted wardrobes, and a good-sized refitted shower room/WC. Residents benefit from excellent shared facilities, including a lounge with kitchenette, laundry room, lift access, and parking facilities. The property also includes uPVC double glazing, electric heating, and a intercom care line 24 hours a day, intercom entry system.

Cestrian Court is ideally located, offering easy access to Chester le Street's shops, transport links, and recreational facilities. The town has excellent road and rail links to Durham City, Gateshead, The Metro Centre, Sunderland, and Newcastle upon Tyne. Riverside Park, with scenic surroundings by the River Wear and overlooked by Lumley Castle, is nearby, as is Durham County Cricket Club. Viewing is highly recommended.

This delightful property offers a convenient and comfortable lifestyle in a prime location.











Access via secure intercom system

Entrance Lobby

Lounge

17'4" x 14'9" max (5.3 x 4.5 max)

Kitchen

Bedroom

12'5" x 8'6" (3.8 x 2.6)

Shower Room / WC

8'10" x 7'2" (2.7 x 2.2)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good

Tenure: Leasehold - The property is leasehold with approximately 108 years remaining on a term of 125 years from 1st March 2007. The service charge is £2,711.86 per annum, paid in two instalments, and is reviewed annually; the figure provided is for June 2024, based on information from the client, which should be verified by the prospective purchaser's solicitor. The ground rent is £425 per annum, with the next review due in 2030 and a rent review period of 21 years. Ground rent payments are made in two instalments, on 1st March and 1st September each year.

Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

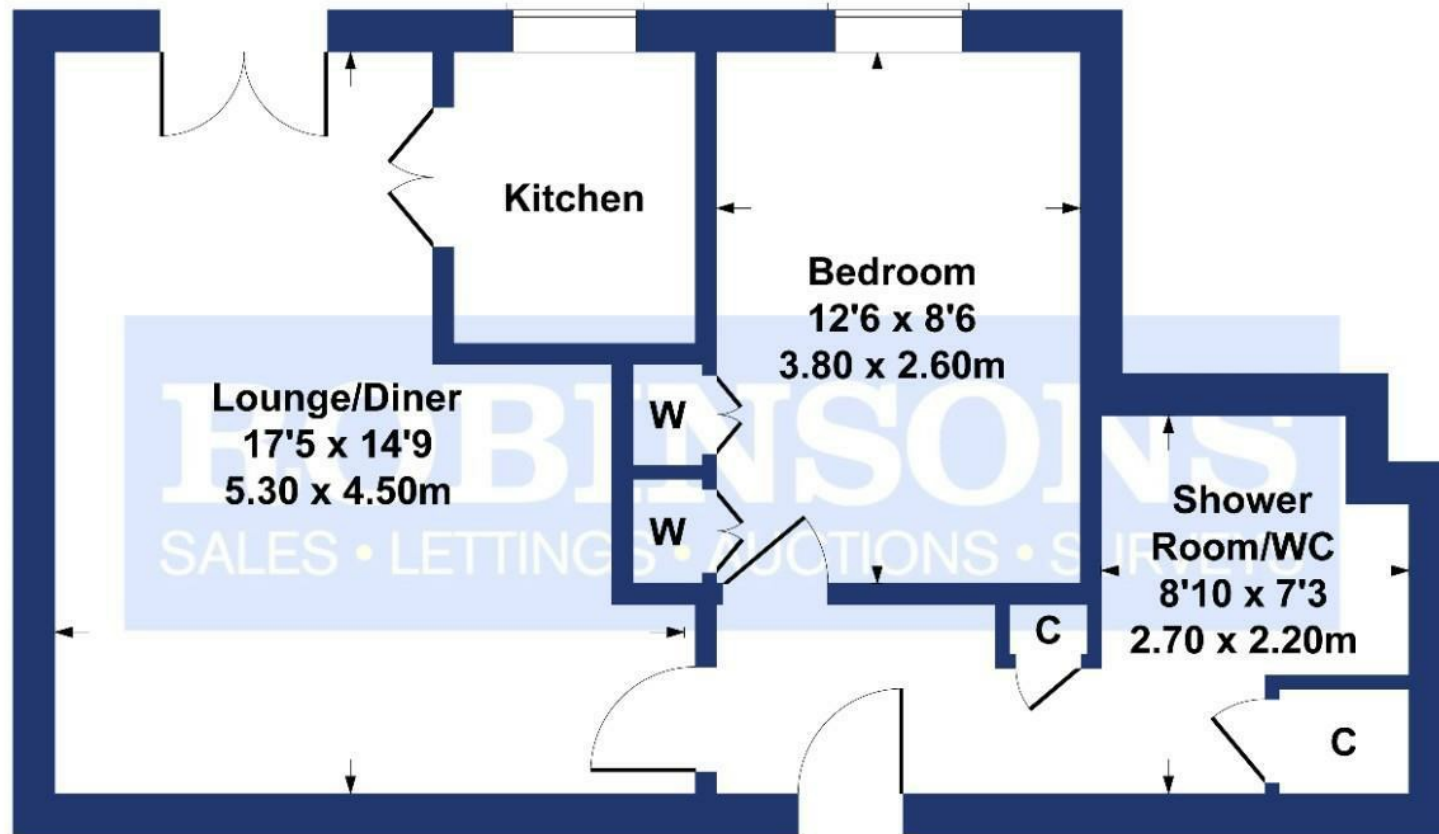
Energy Rating: C

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.



Cestrian Court

Approximate Gross Internal Area
484 sq ft - 45 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	79	82
	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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