



Arcadia, Ouston, DH2 1RF  
1 Bed - Flat - Purpose Built  
£37,500

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**\* CURRENTLY TENANTED FOR £369 PCM \* GROUND RENT ONLY £50 PER ANNUM \* NICE POSITION \* RECENTLY RE-WIRED, RE-DECORATED AND CLEANED \* GOOD COMMUTER BASE \***

Available to purchase with the benefit of no onward chain is this well presented and nicely positioned one bedroom ground floor flat. Located in what has traditionally been a sought after development, the property benefits from uPVC double glazing. The floorplan comprises: entrance lobby, lounge, kitchen, bedroom and a bathroom.

Arcadia is situated in Ouston within very close access to schools, shops and amenities and is only a short drive into Birtley and Chester-le-Street town centre. The A1(m), Newcastle upon Tyne and Chester le Street train station are also within easy access. Viewing is considered essential to fully appreciate the accommodation on offer.

N.B photos were taken before current tenant moved in



**Hallway**

**Living Room**

15'1" x 9'2" (4.60 x 2.79)

**Kitchen**

6'0" x 5'3" (1.83 x 1.60)

**Bedroom**

11'9" x 7'5" (3.58 x 2.26)

**Bathroom**

**Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: electric

Broadband: Basic 7Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Average

Tenure: Lease - 99 years from 01/12/1989, 64 years remaining. £1,200 service charge every 6 months with an additional £25 towards the reserve fund. Ground Rent £50 every year. these are included within the annual service charge

Council Tax: Durham County Council, Band A - Approx. £1,469 p.a

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

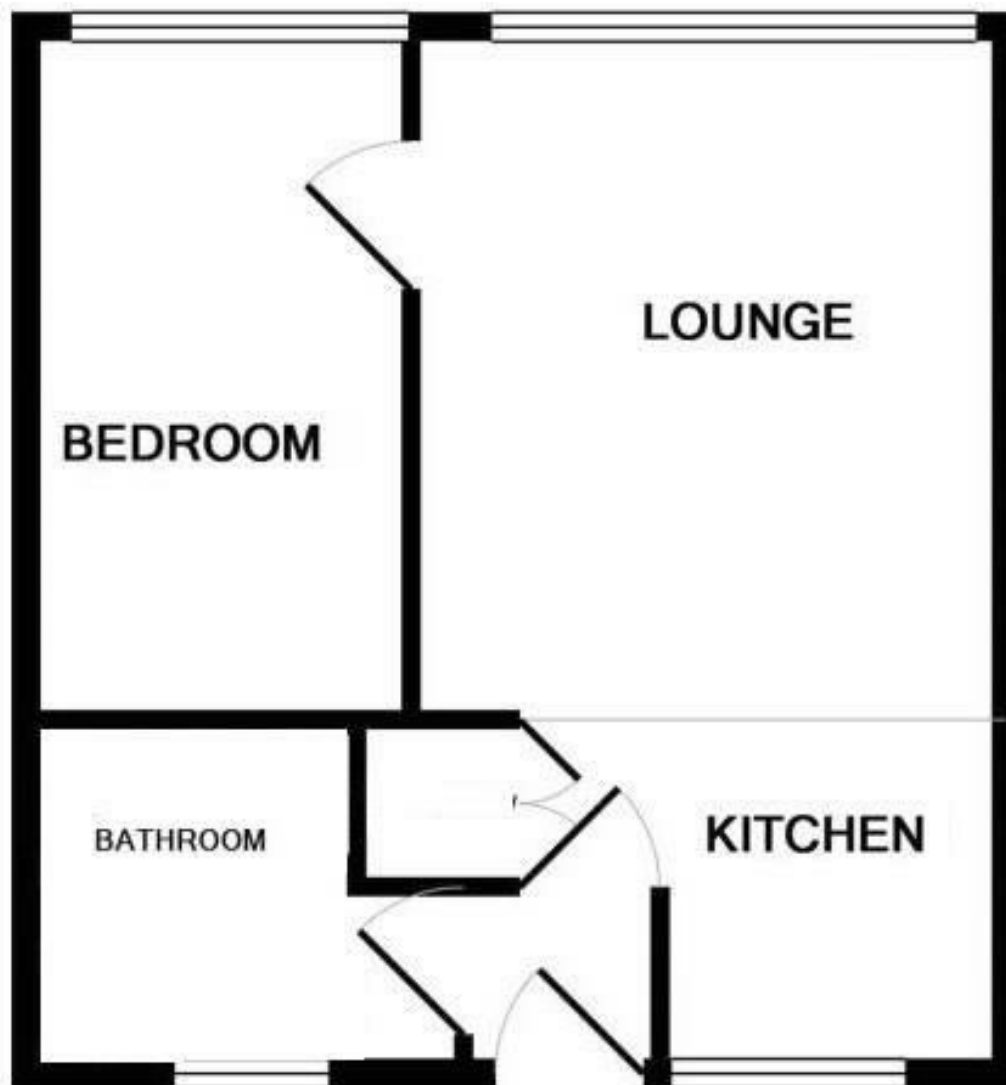












Not to scale. Illustrative purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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.