



Sandringham Court, DH3 3SQ
2 Bed - Apartment
£95,000

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* NO ONWARD CHAIN * NEW CARPETS * FIRST FLOOR APARTMENT * TWO GOOD SIZED BEDROOMS * EN SUITE TO MAIN BEDROOM * JULIET BALCONY * ALLOCATED PARKING * TOWN CENTRE LOCATION *

Offered for sale with no onward chain is this well presented and spacious two bedroom first floor apartment, situated within the popular Sandringham Court development. Benefitting from new carpets, allocated parking and well-proportioned accommodation throughout, the property should appeal to a variety of buyers including first-time purchasers, professionals, downsizers and investors.

The floorplan comprises a communal entrance with secure entry system leading to the apartment's private entrance hallway. There is a spacious lounge with Juliet balcony, fitted kitchen, two good sized bedrooms, with the main bedroom benefitting from en suite facilities, together with a spacious bathroom fitted with a white suite. The property also benefits from gas central heating and uPVC double glazing.

Externally, the property benefits from one allocated car parking space within the development.

Sandringham Court occupies an excellent position within easy reach of Chester le Street town centre, providing convenient access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Riverside Park is also nearby, offering attractive riverside walks, open green spaces and recreational facilities. The location is particularly convenient for commuters, with Chester le Street railway station, regular bus services and excellent access to the A1(M), providing straightforward travel to Durham, Newcastle, Gateshead and surrounding areas.

Hallway

Lounge

Kitchen

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, the property benefits from one allocated car parking space within the development.

AGENT'S NOTES

Council Tax: Durham County Council, Band B

Tenure: Leasehold – 102 years remaining. We have been advised that the ground rent is approximately £100 per annum, increasing to £200 in 2029. The management fee is approximately £900 per annum, while the buildings insurance varies but is currently around £200 per annum.

EPC

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Selective Licensing Area – No.

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Accessibility/Adaptations – Please note there is no list.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Move with Us carries out identification, anti-money laundering and source-of-funds checks on all purchasers. A non-refundable charge of £49 plus VAT, totalling £58.80, is payable directly to Move with Us for completing these checks.

Should your offer be accepted, this charge will be taken by telephone during a purchaser compliance call. The payment and required checks must be completed before the memorandum of sale can be issued. A copy of the completed customer due diligence documentation can be provided to your solicitor upon request for their compliance records.



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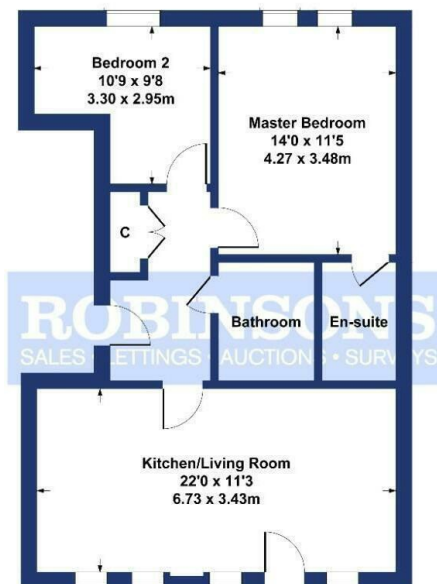
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sandringham Court

Approximate Gross Internal Area
667 sq ft - 62 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. 2023

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		
EU Directive 2002/91/EC	81	82
England & Wales		

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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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