

COPELAND RESIDENTIAL

SALES & LETTINGS



Hopgarth Court, Chester Le Street, DH3

Asking Price
£85,000

Popular Location
1st Floor Apartment
1 Bedroom
Allocated Parking
Private Communal Garden
No Upper Chain
Tenure: Leasehold
963 Years Remaining



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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NO UPPER CHAIN - Hopgarth Court is a small private cul de sac development in an idealic and quiet location for easy access to the town centre shops, restaurants, bars, leisure facilities and transport links. This ONE BEDROOM, FIRST FLOOR APARTMENT is an excellent first-time buy, investment opportunity or perfect for someone looking to downsize. The courtyard-style development includes a communal garden area with allocated residents' parking and visitor parking. Residents also jointly own the estate management company, giving control of service and maintenance costs. The layout includes a hall, landing, lounge, 14ft refitted kitchen with white high gloss units and integrated washing machine and cooking appliances, double bedroom, shower room and wc. The landing, lounge, kitchen and bedroom have all recently been fitted with new UPVC double glazed windows and is all electric heating. The allocated parking space is situated directly to the front. This is a rare opportunity to acquire a modern, easily maintained property at an affordable price with excellent access to a wide range of amenities. The property is within walking distance of Chester le Street's many shops and amenities and the attractive Riverside Park. The town is particularly popular as it has excellent road links to Durham City, Gateshead, Newcastle upon Tyne and Sunderland, and a railway station on the main east coast line allows easy commuting and rapid access to Durham City and Newcastle upon Tyne.

Tenure: Leasehold

Term: 999 years from 3 April 1990 - Currently 963 years remaining.

Ground Rent: £30

Service Charge: £120 per annum paid in monthly instalments.

Residents jointly own Hopgarth Court Management Limited. The company owns the Freehold of Hopgarth Court and is responsible for management and maintenance.

Council Tax Band: A

EPC Rating: D

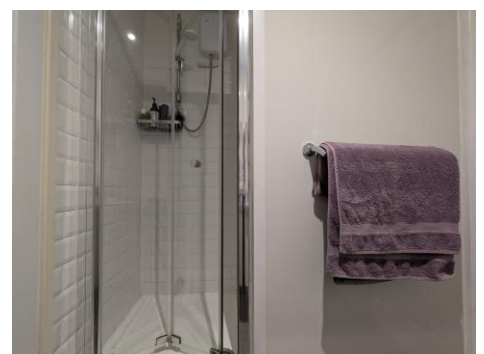
Room Descriptions

Hallway/Landing - Enter via a UPVC front door into a small carpeted hallway with stairs leading to the first floor. Arrive at a carpeted landing with a front-facing UPVC double glazed window and access to a lounge and a WC.

WC - Vinyl flooring with access to a toilet.

Lounge - 10'7 x 14'6 (3.29m x 4.47m) - Spacious lounge with laminate flooring and a front-facing UPVC double glazed bay window. Wall mounted electric heater. Access to a kitchen and shower room.

Kitchen - 13'9 x 7'5 (4.26m x 2.29m) - Vinyl flooring, generous range of modern fitted base and wall units with contrasting work surfaces and tiled splashback along with a breakfast bar. Integrated appliances include an electric oven and hob with a glass splashback and washing machine. Space for a freestanding fridge/freezer. Stainless steel sink with mixer tap. Rear-facing UPVC double glazed window and wall mounted electric



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heater.

Shower Room - 5'4 x 4'6 (1.65m x 1.42m) - Vinyl flooring with full-height plastic cladding to the most part. Access to a wash basin and shower cubicle with an electric shower and full height tiled splashback. Access to the bedroom.

Bedroom - 8'2 x 10'4 (2.50m x 3.20m) - Laminate flooring with a rear-facing UPVC double glazed window. 2 built-in cupboards and a wall mounted electric heater.

Exterior - Allocated parking directly outside the apartment and access to a private and well maintained communal garden.



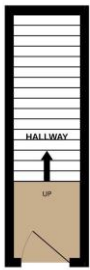
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GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements should be taken on site before any purchase or rental agreement is entered into. The plan is for illustrative purposes only and should be used as a guide only. Copeland Residential is not responsible for any errors or omissions. Please contact us for more information.

