



**Union Court, Chester Le Street, DH3 3PA**  
**1 Bed - Flat**  
**£59,950**

**ROBINSONS**  
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**\*\* NO CHAIN \* EXCELLENT POSITION - ARGUABLY THE BEST VIEW IN THE BUILDING \* WELL MAINTAINED \* REFITTED SHOWER ROOM \* COMMUNAL GARDENS, LIVING SPACES AND PARKING \* IN THE HEART OF THE TOWN CENTRE, CLOSE TO BUS STOPS AND TRAIN LINKS \*\***

Offered to the market with the benefit of no upper chain is this well maintained and pleasantly situated one bed roomed first floor apartment. The property, which has an excellent position within the development, has a floorplan comprising of: access via secure intercom system, stairs or lift to first floor, entrance hall, inviting living room with dual aspect windows, kitchen, master bedroom with fitted wardrobes and a refitted shower room/WC.

This apartment is one of the few in the development located on a corner, which therefore has dual aspect windows allowing for ample natural light. Please note that the complex is available exclusively for over 55's.

**Energy Rating B**



**Access via Secure Intercom System**

**Communal Living Space**

**Hallway**

**Lounge**

16'0" x 10'0" (4.88m x 3.05m)

**Kitchen**

9'2" x 7'10" (2.79m x 2.39m)

**Bedroom**

12'11" x 9'3" (3.94m x 2.82m)

**Shower Room**

**Parking and Communal Gardens**







UNION  
COURT







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	82	83
	EU Directive 2002/91/EC	

## 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.

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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.