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- First Floor Apartment
- No Upper Chain
- Private Lounge
- Communal Gardens
- Leasehold Interest
- Over 55's Development
- One Double Bedroom
- Communal Lounge
- Laundry Room
- Council Tax Band \*A\*







Jan Forster Estates welcome to the market this delightful, first floor apartment in a popular area in Chester-le-Street. This property is located in an over 60's development and is offered for sale with the benefit of no upper chain.

The location provides ease of access to excellent transport links, and is around a 10 minute walk to the railway station. The neighborhood features well-maintained flats, ideal for retirees or professionals, and is just moments from shops, healthcare services, and the town centre. With a strong sense of community and convenient access to everyday amenities, it's a perfect location for comfortable, low-maintenance living.

The accommodation is accessed via a communal entrance and briefly comprises: - good-sized lounge with French doors opening to a Juliet balcony and also open to the well-appointed kitchen with top and floor units, and integrated appliances; one double bedroom and a shower room WC. The property further benefits from a communal lounge and a laundry room.



For more information and to book a viewing, please, call 0191 236 2070.

#### Tenure


The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*

Lounge 19'8" x 10'9" (6.01 x 3.28)

Kitchen 8'4" x 7'7" (2.56 x 2.33)

Bedroom 13'6" x 9'5" (4.14 x 2.89)

| 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                             |         | EU Directive<br>2002/91/EC  |

## The difference between house and home

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