



## 2 bed apartment to buy in DH2

The Elms, Chester Le Street, Durham, DH2 3EJ

# £129,950

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Top Floor Apartment
- ✓ Two Double Bedrooms
- ✓ South Facing Balcony
- ✓ Communal Grounds
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

**\*\*100% OWNERSHIP\*\*TWO BEDROOMS\*\*TOP FLOOR APARTMENT WITH A PRIVATE SOUTH FACING BALCONY\*\*OVER 55'S\*\*FREE RESIDENTIAL & VISTOR PARKING\*\*SOUGHT AFTER COMPLEX\*\***

Pattinson Estate Agents are excited to welcome to the market this very rare opportunity of a two bed sheltered facility, top floor apartment located in the highly sought after complex on The Elms, Chester Le Street, Durham. Ideally situated within close proximity to local shops and other amenities, great public transport and major road link via the A1(M). Also with in short drive to Chester-le-Street Golf Club, Lumley Castle, Riverside Park and Waldrige Fell Country Park

This modern two bedroom apartment is located on the top floor and spacious throughout, briefly comprising:- building entrance with secure intercom and key access, elevator and stairs access to each floor. The apartment entrance leads you to a spacious hallway with two storage cupboards, a spacious lounge with a private South facing balcony and open flow access to a modern kitchen, principle bedroom with a Juliet balcony, a further double bedroom and a wet room.

The complex also provides a wide range of facilities on site including a onsite care team with the option of further care facilities, communal lounges, laundry facilities, guest suites, assisted bathing suites, bin stores to each floor, unisex hair salon, a cafe, motorised scooter storage, communal gardens, free resident and visitors parking.

Early viewing come highly recommended to appreciate this apartment and the complex facilities provided. Please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 114

Annual Service Charge Amount: £10,900.00

Service Charge Review Period: 909

Shared Ownership Percentage: 100

Price: £129,950

Property Type: Apartment

Parking: Allocated

Heating: Electric

## Building Entrance

The property entrance has a secure entry system. Once in the building there is access to each floor via a staircase or elevator.



## Apartment Entrance

Apartment entrance leading to a spacious hallway with two storage cupboards and underfloor heating.



## Lounge

*4.64m x 3.37m (15'2" x 11'0")*

Spacious lounge with carpet flooring, underfloor heating, a double glazed window and an external door leading to a private South facing balcony. The lounge also give open flow access to the kitchen.



## Kitchen

*2.71m x 3.28m (8'10" x 10'9")*

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with an induction hob. There is also the additional bonus of vinyl flooring with underfloor heating.



## Bedroom One

*4.92m x 3.09m (16'1" x 10'1")*

Double bedroom with carpet flooring, underflooring heating and a Juliet balcony.



## Bedroom Two

3.63m x 2.40m (11'10" x 7'10")

Double bedroom with carpet flooring, underflooring heating and a full length double glazed window.



## Wet Room

2.23m x 2.45m (7'3" x 8'0")

The wet room benefits from a walk-in shower, hand wash basin and W.C. Tile splash back, under floor heating and standing aids.



## Balcony

This apartment benefit from a private South facing balcony, which provides pleasant views over Chest Le Street.



## Communal Lounge

## Allotments & Seating Areas

The residential ground has plenty of pleasant about seating areas and allotment plots.

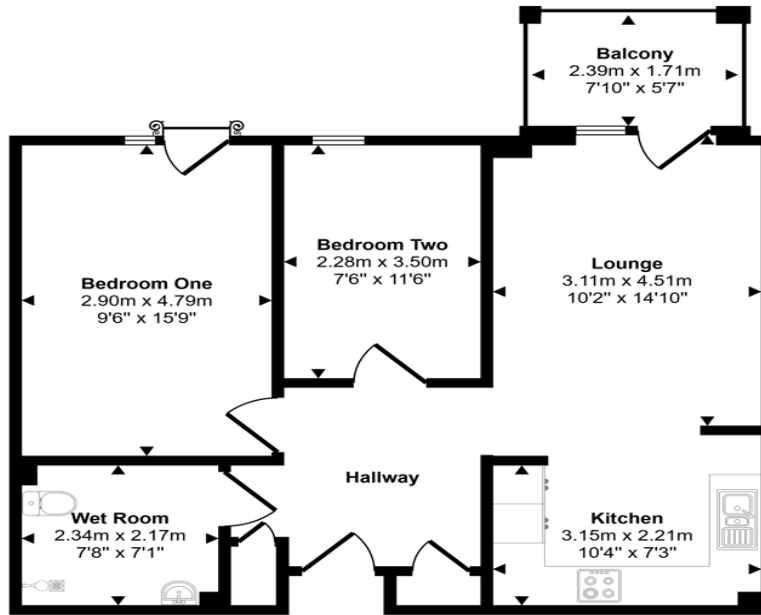


## External

Externally there is free residential and visitor parking, motorised scooter storage and communal gardens.



Approx Gross Internal Area  
61 sq m / 659 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The Elms, Chester Le Street, Durham, DH2 3EJ

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

