



## 1 bed apartment to buy in DH2

Abington, Ouston, Chester Le Street,  
Durham, DH2 1QZ

**£20,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ideal First Time Buy OR Investment Opportunity
- ✓ Ground Floor Apartment
- ✓ One Bedroom
- ✓ Modern Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*ONE BEDROOM\*\*GROUND FLOOR APARTMENT\*\*MODERN KITCHEN\*\*SOUGHT AFTER AREA\*\*POTENTIAL RENTAL INCOME ONF £450/500 PCM\*\***

Pattinson Estate Agents are happy to welcome to the market a this deceptively spacious one bed apartment, which is located on the ground floor and is located in the popular area of Ouston, Chester Le Street. Perfectly situated with easy access to popular local schools, local amenities, good public transport and great for commuting via the A1(M). Also within a short drive to 'The Galleries' Shopping Centre, Chester Le Street Train station, Sunderland & Durham City Centres.

This well presented apartment is generously proportioned throughout and briefly consists:- Private apartment entrance/hallway, lounge, modern kitchen, a double bedroom and three piece bathroom. Externally there are communal gardens, the apartment also benefits from double glazed windows, new electric water boiler and new electrical sockets throughout.

Early viewings come highly recommend to appreciate the standard and location of this property. Please call our Houghton office to arrange viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £999.00

Annual Service Charge Amount: £1,200.00

Service Charge Review Period: Year

Price: Starting Bid £20,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Apartment/Entrance

Private apartment entrance leading to the hallway, which gives access to the lounge and bathroom.



## Lounge

3.05m x 4.02m (10'0" x 13'2")

Spacious lounge with carpet flooring, a radiator and a double glazed rear aspect window.



## Kitchen

1.55m x 3.15m (5'1" x 10'4")

Modern kitchen benefiting from a range of upper and lower units with contrasting work surfaces, stainless steel sink unit, plumbing for a washing machine and a integrated oven with a ceramic hob. Tiled flooring, a radiator and a double glazed front aspect window.



## Bedroom

2.51m x 3.04m (8'2" x 9'11")

Double bedroom with fitted wardrobes, carpet flooring, a radiator and a double glazed window.



## Bathroom

Three piece bathroom benefiting from a panelled bath with overhead shower, hand wash basin and W.C. Vinyl flooring, a mixture of tiled and UPVC cladded walls, a radiator and a double glazed window.

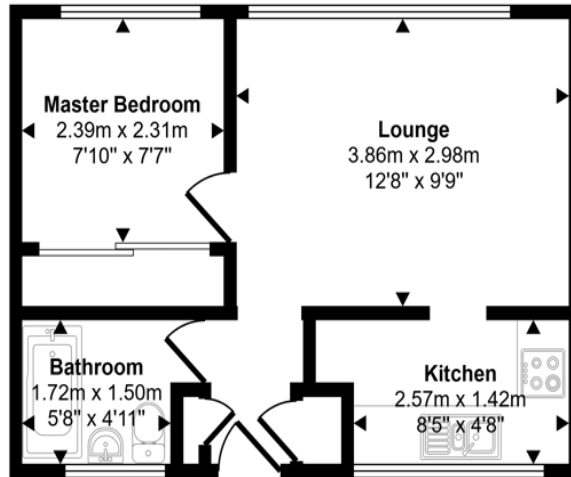


## External

Externally there are communal gardens surrounding the complex.



Approx Gross Internal Area  
29 sq m / 317 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>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | 68                         | 74        |
| (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<br>2002/91/EC |           |

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

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