



## | Chester Le Street | Durham | DH2 3EJ

\*\*\* OVER 55's LIVING DEVELOPMENT, 24 HOUR CARE AND SUPPORT SERVICES, 75% EQUITY SHARE, NO UPPER CHAIN, BALCONY \*\*\* This two bedroom modern apartment is located in the popular The Elm's development in Chester le Street, Durham. There are two communal entrances with stairs or a lift accessing all floors. The property comprises: an entrance hall, spacious open plan living room leading to a modern fitted kitchen, two bedrooms and a wet room. The complex boasts resident lounges, cafe on the ground floor, washing facilities and off street parking. A warden lives on site. Viewings are highly recommended so please call us on 0191 384 3330.

£97,500

- Two Bedroom
- Modern Apartment
- No Upper Chain
- Over 55's Development
- EPC Rating B



## Property Description

\*\*\* OVER 55's LIVING DEVELOPMENT, 24 HOUR CARE AND SUPPORT SERVICES, 75% EQUITY SHARE, NO UPPER CHAIN, BALCONY \*\*\* This two bedroom modern apartment is located in the popular The Elm's development in Chester le Street, Durham. There are two communal entrances with stairs or a lift accessing all floors. The property comprises: an entrance hall, spacious open plan living room leading to a modern fitted kitchen, two bedrooms and a wet room. The complex boasts resident lounges, cafe on the ground floor, washing facilities and off street parking. A warden lives on site. Viewings are highly recommended so please call us on 0191 384 3330.

### COMMUNAL ENTRANCE

Including access to all floors by both stairs and a lift.

### ENTRANCE HALL

Including carpet flooring and two built in cupboards.

### LIVING ROOM (OPEN PLAN)

15' 5" x 10' 8" (4.714m x 3.258m) Spacious living room including carpet flooring and a door leading to the rear balcony.

### KITCHEN

10' 9" x 8' 10" (3.296m x 2.701m) Modern kitchen including fitted wall and base units with a contrasting work surface, stainless steel sink/drainers with a mixer tap, integrated oven, induction hob, extractor fan, plumbing for a washing machine and vinyl flooring.

### MASTER BEDROOM

16' 11" x 10' 0" (5.168m x 3.058m) Master bedroom including carpet flooring and a door leading to a Juliette balcony.

### BEDROOM TWO

11' 11" x 7' 10" (3.650m x 2.397m) Bedroom with carpet flooring and a double glazed window to the rear.

### WET ROOM

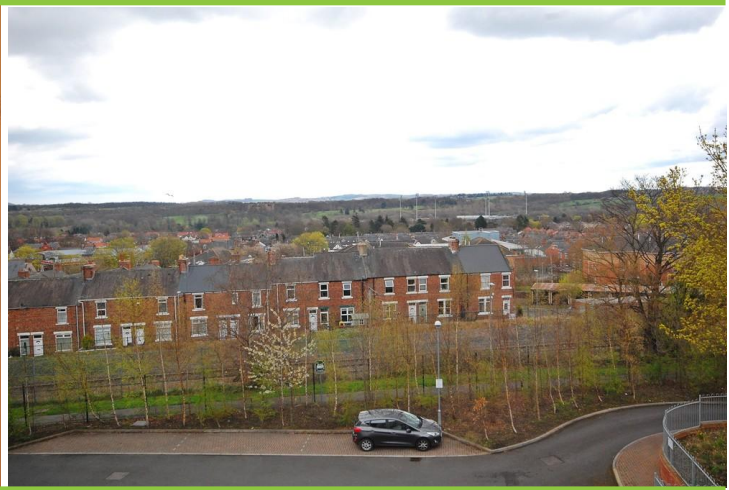
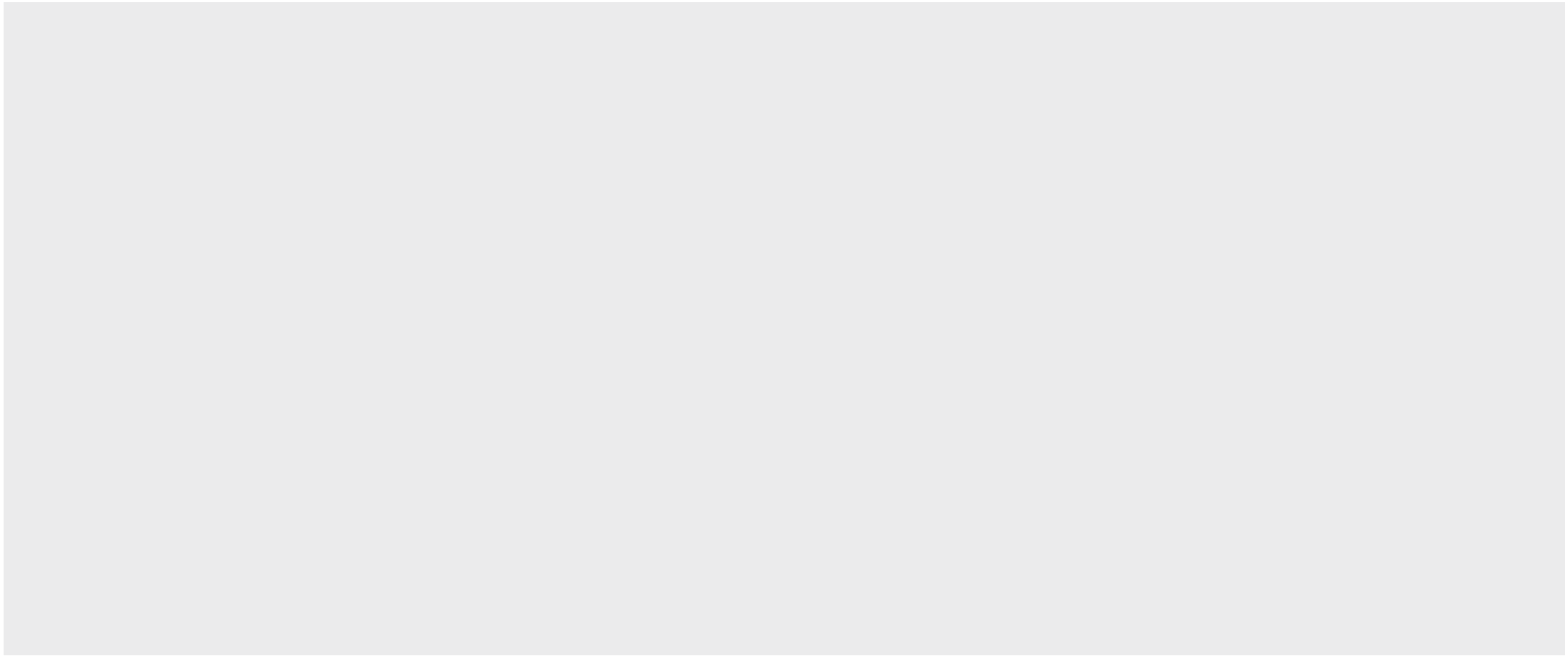
7' 10" x 7' 3" (2.390m x 2.229m) Wet room including a mains shower, low level WC, wash hand basin and partially tiled walls.

### EXTERNALLY

There is a range of off street car parking available around the site.

### LEASEHOLD DETAILS

We have been advised by the seller of the following: Monthly payment of £626.74 is listed as including rent (remaining 25% share), building service charge, heating, sinking fund, well being charge and catering.



## Tenure

Leasehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

20A Alnwick Road

Newton Hall

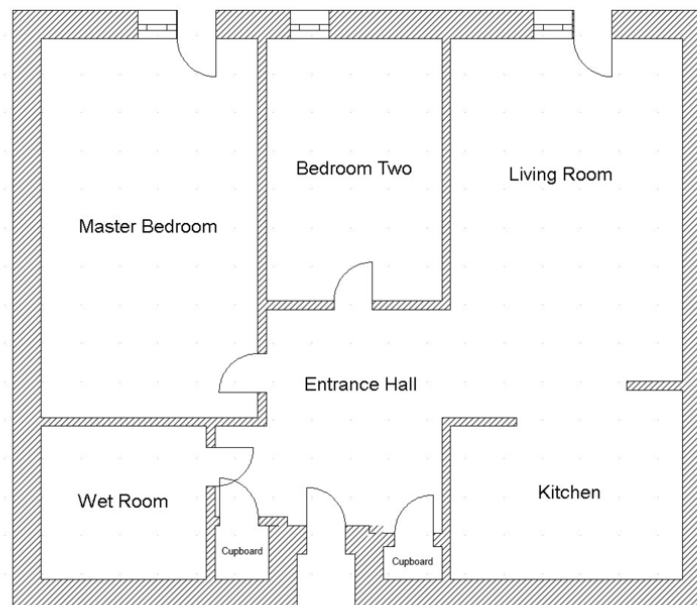
County Durham

DH1 5LX

[www.newfieldestates.co.uk](http://www.newfieldestates.co.uk)

[info@newfieldestates.co.uk](mailto:info@newfieldestates.co.uk)

0191 384 3330



**Disclaimer**  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchasers. Newfield Estates.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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