

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Central Exchange, Chester Le Street, DH3

Asking Price

**£135,000**

Town Centre Location

Ground Floor Apartment

24ft Open Plan Lounge + Kitchen

2 Double Bedrooms

Master Ensuite

Secure Communal Access

Chain Free

Tenure: Leasehold



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COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

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TOWN CENTRE LIVING / OPEN PLAN LOUNGE & KITCHEN / CHAIN FREE -

Perfectly positioned at the heart of the bustling and popular town of Chester-le-Street is the superb apartment complex at Central Exchange. Ideally located just off the main high street, the complex also boasts great access to bus links for Newcastle, Durham and Sunderland as well as National Rail.

This GROUND FLOOR apartment is to be sold CHAIN FREE and is accessible via a secure communal entrance and boasts a 24ft open plan living space consisting of a lounge area and kitchen. Both bedrooms are doubles with fitted wardrobes and units along an ensuite and outdoor elevated decking area to the master bedroom and there is also a separate bathroom. The apartment also comes with an allocated parking space.

Tenure: Leasehold - 979 years remaining / Service Charges - £1,476 per year.

Council Tax Band: B

EPC Rating: C

### Room Descriptions Hallway

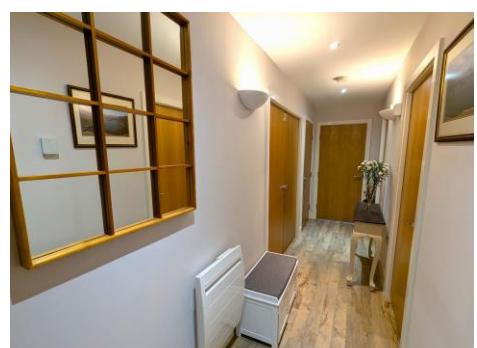
Enter the complex via a secure entrance into a communal hall with access to the apartment to the left. Enter via the hardwood door into a hallway with laminate flooring, offering access to an open plan lounge/diner via double doors, 2 double bedrooms, a bathroom and built-in cupboard. Wall mounted electric heater.



Open Plan Lounge/Diner 24'4 x 12' closing to 9'6 (7.43m x 3.65m closing to 2.95m) - Super spacious living quarters made up of a lounge and kitchen. The lounge area is carpeted with a set of front-facing sliding UPVC doors. Go through to the kitchen with laminate flooring, wall mounted electric heater, front-facing UPVC double glazed window and a range of base and wall units with light grey finished panels and white granite work surfaces which include an island and breakfast bar, along with a grey gloss tiled splashback. Integrated appliances include electric oven, microwave, hob with overhead extractor, washer/dryer, dishwasher and fridge/freezer. One-and-a-half stainless steel sink with mixer tap. Secure intercom system.



Bedroom One 11'8 x 10'1 (3.59m x 3.07m) - Carpeted bedroom with fitted units and 2 wardrobes with sliding mirrored doors, rear-facing UPVC sliding patio door leading to a small elevated decking area. Wall mounted electric heater and access to an ensuite.



Ensuite 6'9 x 3'5 (2.10m x 1.06m) - Laminate flooring and full height cladding splashback, access to a toilet, wash basin and shower cubicle with a mains supplied mixer shower and tiled splashback. Rear-facing UPVC double glazed window, wall mounted heated towel rail and extractor.



Bedroom Two 11'8 x 9'3 (3.59m x 2.83m) - Carpeted bedroom with a rear-facing UPVC double glazed window, fitted wardrobes and units and a wall mounted electric heater.

Bathroom 6'9 x 5'4 (2.10m x 1.64m) - Laminate flooring with a partial



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cladding splashback. Access to a toilet, wash basin and bath with a mains mixer shower over and tiled splashback. Side-facing UPVC double glazed window and wall mounted heated towel rail.

Exterior - Private parking with an allocated space.



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