

EMMATT



RUNDLE

ESTATE AGENTS

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12 HOPGARTH COURT, CHESTER-LE-STREET DH3 3SE

1 Bed GF Apartment * Central Location * Small Private Development

£85,000
(OIRO)

DESCRIPTION

A one bedroom ground floor apartment in this small sought after development in the heart of town, offering easy access to the town centre, all local amenities and Riverside Park. The property is well-presented throughout and has the advantage of a long lease. There is a number of attractive features including low maintenance garden to rear, designated parking, well-presented kitchen and bathroom, together with UPVC double glazing and energy efficient heating system with Kyros radiators.

TENURE

Leasehold – Long Lease

DIRECTIONS

the north end of Front Street turn right at the market place traffic lights, travel straight over the mini roundabout onto Picktree Lane, take the first right onto Hopgarth Gardens and at the end of the road turn left onto Hopgarth Gardens, at the end of the road turn left into Hopgarth Court.

ENTRANCE HALL

UPVC door



LOUNGE

14'6" (4.42m) x 10'10" (3.30m)

Laminate flooring, venetian blind, Kyros radiator

KITCHEN

10'2" (3.10m) x 7'5" (2.26m)

A range of wall & base units, stainless steel sink unit, integrated hob & oven, cooker hood, plumbed for washer, tiled splashbacks, UPVC door to rear garden



BEDROOM

10'3" (3.12m) x 10' (3.05m)

Roller blind, Kyros radiator

BATHROOM

Walk-in shower with screen, electric shower, WC, hand basin, extractor fan, illuminated vanity unit, fully ceramic tiled walls & floor



EXTERNAL



GARDENS

Lawned front garden. Low maintenance garden to rear with gated access & outside tap

PARKING

Designated resident parking & visitor parking

GENERAL

Blinds included

VIEWING

By appointment with agent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

MEASUREMENTS & SERVICES. Whilst every care is taken the measurements shown on these details are for guidance only. Owing to the method by which the measurements are taken their accuracy cannot be guaranteed. The services and appliances mentioned in these details have not been tested, therefore, no warranty is given. Interested purchasers should make their own enquiries with regards to the above.
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