

EMMATT



RUNDLE

ESTATE AGENTS

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**40 CESTRIAN COURT, CHESTER-LE-STREET  
DH3 3TD**

2 Bed Retirement Apartment \* Accessible Town Centre Location

**£120,000**  
(OIRO)

## DESCRIPTION

A spacious two bedroom apartment in this popular development situated in the heart of Chester-le-Street. Cestrian Court is a modern retirement development constructed by McCarthy and Stone which comprises forty-eight properties split between four floors with lift access, communal lounge, gardens and laundry. There is the added assurance of secure entry and a secure shopper's side entrance, which provides residents easy access to the town centre and local amenities. Residents should be over sixty years of age and in the case of a couple one must be over sixty and the other over fifty-five.

## TENURE

Leasehold

## DIRECTIONS

From the north end of Front Street continue through the market place traffic lights and over the mini roundabout toward Birtley, take the first right turn into Cestrian Court.

## ENTRANCE HALL

Two storage cupboards, cloak cupboard & airing cupboard, night storage heater

## LOUNGE/DINING ROOM

19'6" (5.94m) x 10'9" (3.28m)

Feature fireplace & fire, patio doors to Juliet balcony, coved ceiling, night storage heater



## KITCHEN

A range of wall & base units, co-ordinating work surfaces, stainless steel sink unit, mixer tap, integrated electric oven and hob, cooker hood, integrated fridge and freezer, tiled splashbacks, roller blind

## BEDROOM 1

15'7" (4.75m) x 9'8" (2.95m)

Fitted mirrored wardrobes, vertical blinds, night storage heaters





### BEDROOM 2

15'8" (4.78m) x 9'3" (2.82m)

Vertical blinds, night storage heaters

### BATHROOM

Large shower cubicle, WC, gullwing hand basin in vanity unit, extractor fan, wall heater



### RESIDENTS FACILITIES

Communal lounge, kitchenette, laundry facilities and secure video & audio intercom entry system



### GARDENS

Communal gardens

### PARKING

Residents and visitors parking, designated parking spots available at an extra cost (subject to availability)

### GENERAL

Carpets & blinds included

### VIEWING

By appointment with agent



### 40 Cestrian Court

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 any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89   B    |
| 69-80 | C             | 79   C  |           |
| 55-68 | 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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