



## 1 bed apartment to buy in DH2

Gibbs Court, Chester Le Street, Durham,  
DH2 3DG

**£40,000**

🛏 x1 🚿 x1 🚿 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ One Bedroom Apartment
- ✓ Top Floor Apartment
- ✓ Recently updated Carpets and
- ✓ Close to Chester Le Street Town
- ✓ EPC Rating C

## Key Information

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

## Description

We are pleased to bring available to the market a well presented and lovely sized one bedroom top floor apartment within the popular development Gibbs Court. The property is currently let with the tenant paying £450PCM.

The apartment has been recently updated with newly laid carpets and flooring, gas boiler, and has double glazing.

A very spacious lounge with a large window overlooking the grounds is a great space for everyday living and hobbies room. There is a modern fitted kitchen with white wall and base units that have contrasting dark worktops and white brick tile splash backs. The kitchen has a sink by the window and an integrated oven with hobs and a steel extractor hood over, an ideal space for keen cooks.

A double bedroom with dark grey carpeting, allows for plenty of space to add storage solutions.

The bathroom, a white suite with tiled flooring, includes a panel bath with twin mixer tap, pedestal hand basin, toilet and a separate shower cubicle.

Gibbs Court is ideally located just a short distance from the town centre and includes a secure communal entrance area, whilst on road parking is available to the rear of the block.

Ideally located close to the centre of Chester-le-Street with its local amenities and excellent transport links to Durham, Newcastle, and the A1(M). Within Chester le Street and of easy reach from the property is the train station which is on the main line that runs London to Edinburgh and also Chester Le Street Hospital, this is an ideal area for those looking to commute or want to have local facilities nearby.

This is a must see apartment for investors alike, to arrange a viewing or for further information about this property please contact the Durham office.

Council Tax Band: A

Tenure: Leasehold

Price: £40,000

Property Type: Apartment

Parking: Allocated, On Street

Heating: Gas

## Communal Entrance

The communal entrance is key tab controlled and has stairs to the top floor where this apartment is situated.

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## Internal Hallway

Access is gained to the property via the glazed wooden door to the top floor landing, the hallway has recently laid carpets, gas central heating radiator and doors to the living room and bathroom.

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## Living Room

*3.96m x 3.96m (12'11" x 12'11")*

The nice sized reception room benefits from a large corner double glazed window to front and side elevation, built in storage cupboard, television and phone points, gas central heating radiator, recently laid carpets and doors to the kitchen and bedroom.



## Kitchen

*3.30m x 2.11m (10'9" x 6'11")*

A well designed and functionally laid out room with a double glazed window to the front elevation, the kitchen has a range of fitted wall and base units with contrasting roll top work surfaces incorporating a four ring hob with extractor hood above and integrated oven, plumbing for washing machine, baxi gas boiler, tiled splash back and vinyl flooring.



## Bedroom 1

*3.38m x 3.15m (11'1" x 10'4")*

The double bedroom benefits from a double glazed window to the side elevation, gas central heating radiator, cupboard with hanging space, recently laid carpet flooring and an internal door leading to the bathroom.



## Bathroom

*1.75m x 3.78m (5'8" x 12'4")*

A good size bathroom which comprises of a four piece white suite including a low level wc, panelled bath, separate shower cubicle with electric shower and pedestal wash hand basin. The room has an extractor fan, tiled splash backs and vinyl flooring and there are doors to the hallway and the bedroom.





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>	74	77
(55-68) <b>D</b>		
(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 2002/91/EC	

Gibbs Court, Chester Le Street, Durham, DH2 3DG

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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