



Abingdon Court, Blaydon, Tyne and Wear, NE21 4BJ

*****CHAIN FREE***** First floor flat in the popular Loup Farm Estate in Blaydon. The property comprises of entrance hall, open plan lounge/kitchen, one double bedroom and bathroom with shower over bath. The property benefits from a garage in block with additional parking available on street. Available immediately with no onward chain. Work has recently been done on the concrete stairs and metal railings which vastly improves the outlook. Call now to arrange your viewing on 0191 414 1200. EPC Rating E.



*****CHAIN FREE*****

First Floor Flat

One Bedroom

Well Presented

Viewing Highly Recommended

EPC Rating E

Offers Over £45,000

Open plan lounge/kitchen 18' 0" x 9' 2" (5.48m x 2.80m) max

Open plan lounge area, kitchen area fitted with a range of wall and base units, integrated oven/hob, space for washing machine (not included), built in storage cupboard.

Bedroom 11' 9" x 7' 6" (3.57m x 2.28m)

Dark wood effect laminate flooring, sliding door from lounge.

Bathroom 5' 11" x 5' 6" (1.81m x 1.67m)

Bath with electric shower over, wash basin, W/C.

Externally

The property is accessed via an external staircase which has been recently painted and new metal railings installed. The current owner has already paid their share of these works. Garage in block. Further parking available on street.

Leasehold Information

Length of original lease: 125 years Original date: December 2001 Years remaining: 102 years Ground rent review period: Every 25 years Annual service charge & ground rent: Approximate usual monthly payment is £100, however the owners are currently paying an elevated monthly charge of £250 to go towards an intended repair of the facias and roof. Included in the service charge: building insurance, ground rent, electricity, maintenance of grounds. These details have been supplied to us by the owners and a solicitor will cross check them as a matter of clients due diligence throughout the legal process of a purchase.

Additional information

Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. Council tax band A. Rental income would be in the region of £425-£450 per month if the property were to be let out.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

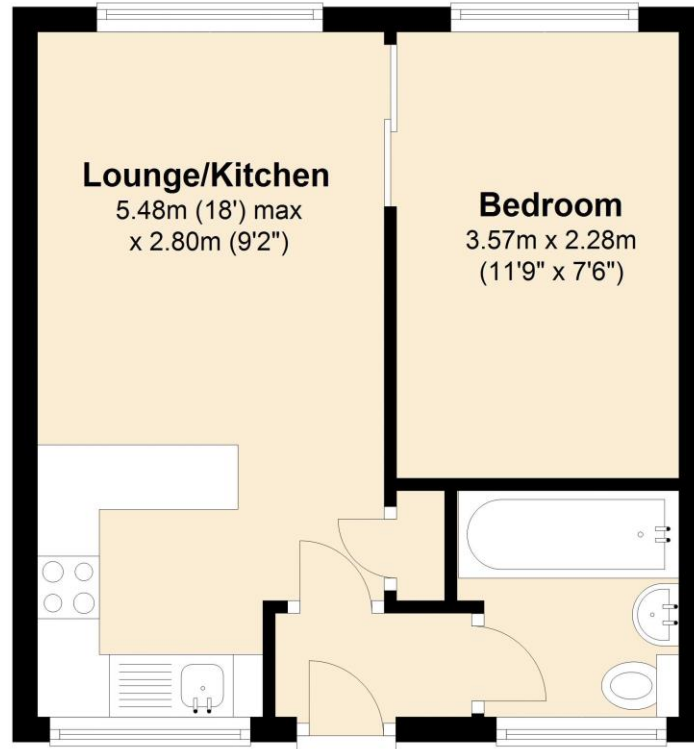


EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Floorplan

First Floor



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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