



## **Broomlea Court, Blaydon, Tyne And Wear, NE21 4AX**

A well presented upper floor flat in Broomlea Court on the ever popular Loup Farm Estate. In brief this lovely feel flat benefits from lounge, separate kitchen, bathroom and a double bedroom with fitted storage. Externally there is on street parking close by and communal garden to the rear with mature plant life. This is a great property for a wide range of buyers and investors and simply not to be missed out on! Awaiting EPC.



**First Floor Flat**

**One Bedroom**

**Nicely Presented**

**Communal Garden**

**On Street Parking**

**Awaiting EPC**

**Offers in the Region Of £55,000**

**Lounge** 13' 6" x 10' 6" (4.11m x 3.21m)

Pleasant outlook around Newcastle and surrounding areas.

**Kitchen** 11' 8" x 5' 0" (3.55m x 1.53m)

Galley kitchen with space for white goods and integrated oven/hob.

**Bathroom** 6' 8" x 5' 2" (2.03m x 1.58m)

Features bath with electric overhead shower, wash basin and w/c.

**Bedroom** 10' 10" x 8' 4" (3.31m x 2.54m)

Benefits from sliding door access and built in wardrobe and drawer storage.

**External**

On street parking available close by. Shared communal garden to the rear of the property.

**Additional Information**

This is a leasehold property. Council Tax Band A. Awaiting EPC. 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 particular issues with this property, your conveyancer will carry out a coal mining search to check further details.

**Lease Information**

Leasehold property- 125 years extension from 2017- approximately 117 years remaining. Annual service charge and ground rind combined is £1067 approx. This is to maintain communal areas, building electrics, building insurance, general repairs and grounds maintenance and accounting fee. The service charge is currently inflated above standard due to the cost of repairs to facias and soffits along with roof encapsulation being factored into residents payments forecast to be carried out 2025. \*\*\*Please note these are advisories from the current owner and will be verified as a matter of due diligence by a buyers solicitor during sales progression.\*\*\*

**Important Information For 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.





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**EPC Graph (full EPC available on request)**

## Floorplan

### Ground Floor

Approx. 33.0 sq. metres (355.4 sq. feet)



Total area: approx. 33.0 sq. metres (355.4 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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