



Derwent Water Drive, Stella Riverside, Tyne And Wear, NE21 4FJ

*****CHAIN FREE***** Well presented two bedroom ground floor apartment on the popular Stella Riverside estate in Blaydon. The property is accessed via a secure entry system and comprises of hallway, open plan lounge/kitchen, two double bedrooms and a white suite bathroom. Externally there is a lovely garden terrace area to take in the stunning views of the river Tyne as well as an allocated parking space area to the rear. Viewing is highly recommended to appreciate the quality of property on offer. EPC Rating C.



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

Garden Terrace

Ground Floor Apartment

River Views!

Two Bedrooms

EPC Rating C

Offers Over £115,000

Lounge 17' 9" x 14' 1" (5.41m x 4.29m) Max

A versatile semi open living space with patio doors out onto the garden terrace overlooking the stunning river views.

Kitchen 12' 1" x 7' 0" (3.68m x 2.13m)

Fitted with a range of wall and base units for storage, integrated oven/hob and space for white goods.

Bedroom 1 10' 11" x 10' 9" (3.32m x 3.28m)**Bathroom 7' 10" x 6' 6" (2.38m x 1.98m) Max**

Features a modern white suite bath with overhead shower, w/c and wash basin. Storage cupboard opening into the hall way.

Bedroom 2 12' 3" x 7' 9" (3.73m x 2.37m)**Externally**

This lovely ground floor apartment benefits from lovely River Tyne views from the garden terrace. With allocated parking to the rear.

Lease Information

The maintenance management company: Kingston Property Management The owner of the leasehold: Persimmons The lease term remaining: From 01/01/08 - 125 years (108 years remaining). Annual service charge: is approx £1316.39 and Annual Ground rent approx £400. The vendor understands the service charge covers; Window Cleaning, Landscaping, Buildings insurance and repairs, Emergency lighting and fire alarm testing, communal area electricity.

Additional Information

EPC Rating C. Council tax band A. We understand this property is leasehold. 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.

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.



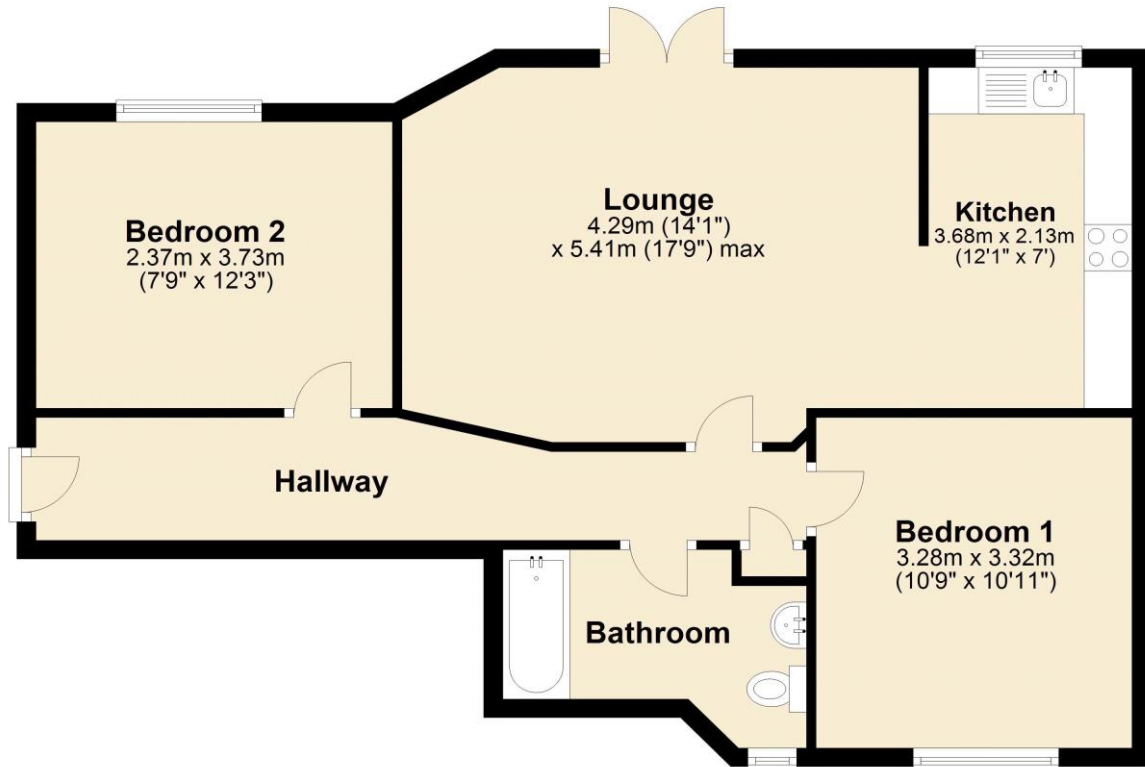


EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor



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

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

