



## **Cheviot Court, Blaydon, Tyne And Wear, NE21 5AG**

This is a lovely two bedroom upper floor apartment in an ideal location in Blaydon, close to local shops and transport links. The property comprises of open plan living space, two bedrooms and a modern white bathroom. Externally the property benefits from an allocated parking space in a private car park. Early viewing essential to avoid disappointment! Available now on an unfurnished basis . EPC Rating C.



**\*\*\*AVAILABLE NOW\*\*\***

**Upper Floor Flat**

**Two Bedrooms**

**Holding Deposit £150**

**Close To Blaydon Precinct**

**EPC Rating C**

**£650 per month**

**Living Space** 21' 6" x 10' 8" (6.56m x 3.26m) *Max*  
Open plan lounge and kitchen living space with a range of wall and base units for storage with integrated oven/hob and space for white goods.

**Bedroom 1** 15' 1" x 8' 10" (4.61m x 2.69m)  
Features a pleasant outlook of the gardens and resident car park below.

**Bedroom 2** 9' 4" x 8' 10" (2.84m x 2.69m) *Max*  
Features outlook over the side communal areas and external staircase.

**Bathroom** 8' 5" x 5' 10" (2.56m x 1.79m)  
A modern white bathroom suite with bath and overhead shower, w/c and wash basin.

**Externally**  
Only a short distance from Blaydon Precinct and main Blaydon travel links (bus and train) . The property also benefits from a residents only car park.

**Additional Information**  
Minimum tenancy length 12 months. Council tax band A. EPC Rating C. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

**Holding Deposit**  
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)

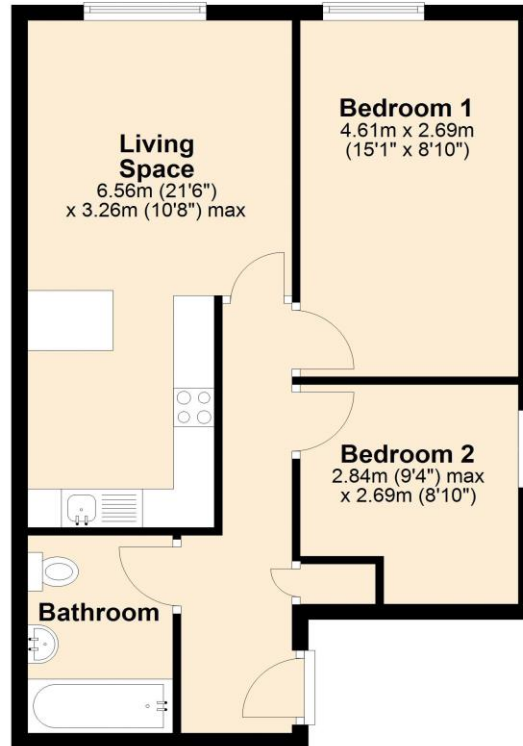
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Floorplan

### Ground Floor



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

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