



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

This lovely two bedroom first floor apartment is in an ideal location in Blaydon, close to local shops and transport links. The property comprises of spacious lounge, two bedrooms, bathroom and modern style kitchen. Externally the property benefits from an allocated parking space in a private car park. Would suit a wide range of buyers. EPC Rating C.

First Floor Apartment

Two Bedrooms

Well Presented

Allocated Parking Space

Close To Shops & Transport Links

EPC Rating C

Offers Over £75,000

Lounge 14' 2" x 12' 10" (4.32m x 3.90m)

Kitchen 13' 11" x 8' 6" (4.25m x 2.60m)

Fitted with a modern style range of wall and base units, integrated oven/hob. With space for freestanding appliances.

Bathroom 7' 5" x 6' 3" (2.26m x 1.91m)

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

Bedroom 1 18' 0" x 8' 9" (5.48m x 2.66m)

Bedroom 2 12' 6" x 10' 3" (3.82m x 3.13m) *Max*

Features a built in cupboard for storage.

Externally

Externally the apartment benefits from a private car park with allocated parking space. This property is within easy reach of Blaydon shopping precinct and transport links making it ideal for a wide range of buyers.

Leasehold Information

The property is leasehold and there is approximately 87 years remaining on the lease with Northumbrian Homes Limited and Cheviot Court Residents Association Limited. The vendor has advised us of a monthly service charge of £90- they understand this to include maintenance of communal areas, stairway, residents car park and window cleaning. Along with ground rent and buildings insurance. This would be cross checked by a buyers conveyancer during purchase progression.

Additional Information

Council tax band A. EPC Rating C. 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.





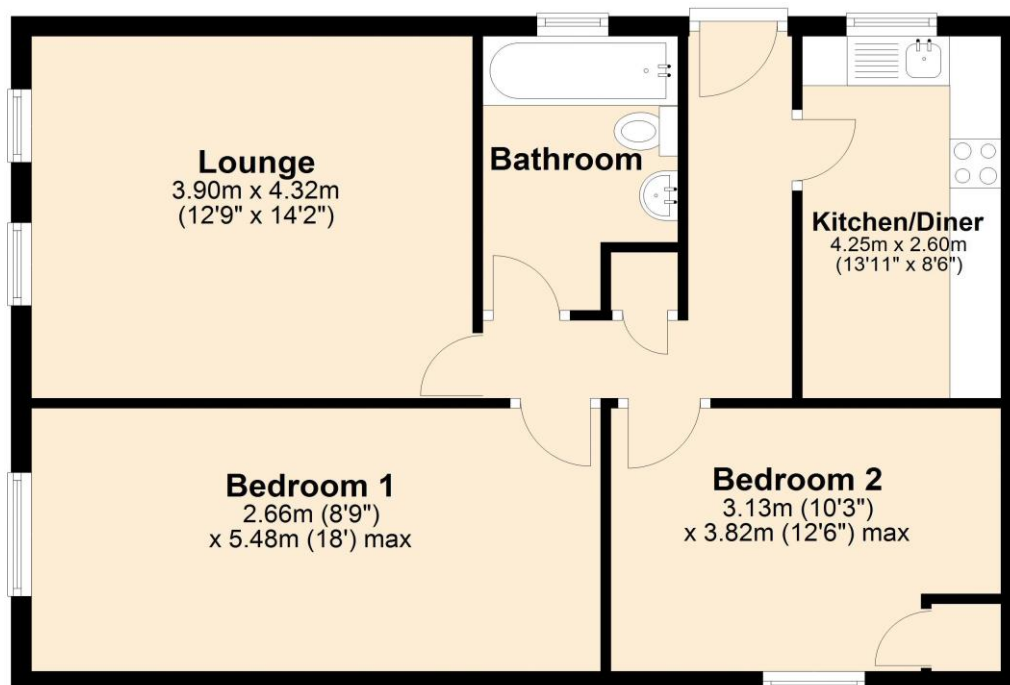
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)

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

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