



## College Road Ashington

Well presented two bedroom first floor flat available on College Road, Ashington. With excellent transport links and located close to local shops/college and amenities. Offering double glazing and gas central heating, the accommodation briefly comprises: entrance hall, stairs to first floor, lounge, fitted kitchen, two good sized bedrooms with fitted wardrobes and a modern fitted bathroom. Externally there is a garage in a separate block and a garden to the front.

**£ 75,000**

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# College Road Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Double glazed door to side, cupboard, stairs to first floor.

### LOUNGE 14' 11" (4.55m) x 11' 2" (3.4m)

Double glazed window to front, TV point.

### KITCHEN 8' 8" (2.64m) x 6' 7" (2.01m)

Fitted wall and base units, roll top work surfaces, one and a half sink and drainer unit, mixer tap, electric cooker point, single glazed window to rear.

### BEDROOM 1 8' 11" (2.72m) x 11' 11" (3.63m)

Double glazed window to front, built in wardrobes.

### BEDROOM 2 9' 9" (2.97m) x 8' 8" (2.64m)

Double glazed window to rear, built in wardrobe.

### BATHROOM

Low level w.c, pedestal wash hand basin, panelled bath with electric shower over, single glazed window to rear, cupboard, plumbing for washing machine.

### EXTERNALLY

Garden & garage in nearby block.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage in separate block

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 189 from 29/07/2008

Ground Rent: £0

Current building insurance premium: £117.23 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: C

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