



Stamfordham Court

Ashington

- Two Bedroom Flat
- Views of Countryside
- Ideal for First Time Buyers
- Popular Location
- Council Tax Band: A

£ 88,500



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ROOK
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PROPERTY DESCRIPTION

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

Laminate flooring, single radiator, storage cupboard.

LOUNGE 12'5 (3.78) x 21'0 (6.40) max

Double glazed window to rear, double glazed patio doors to juliet balcony, double radiator, television point, open to kitchen.

KITCHEN 6'8 (2.03) x 12'4 (3.76)

Double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring.

BEDROOM ONE 10'11 (3.33) x 10'10 (3.30)

Double glazed window to front, single radiator.

BEDROOM TWO 7'6 (2.29) x 13'0 (3.96)

Double glazed window to rear, single radiator, loft access.

BATHROOM/WC

3 piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, single radiator, part tiling to walls, tiled flooring.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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: 125 years from 1 January 2005

Leasehold and management charges: £1477.68 in total (per annum)

COUNCIL TAX BAND: A

EPC RATING: C

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

AS00010251.GD.LD.16/06/2025.V.1 amended 30/09/2025



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