



## Woodhorn Drive Choppington

- First Floor Flat
- One Bedroom
- No Onward Chain
- Option One
- EPC:C/ Council Tax:A
- Leasehold, 99years from 1.03.1961

Auction Guide: £22,500+

01670 531 114  
82 Front St, Bedlington, NE22 5UA

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)

# Woodhorn Drive Choppington NE62 5ES

## Entrance

UPVC entrance door.

## Hallway

Storage cupboard.

## Lounge 10'02ft x 13'01ft (3.40m x 3.99m)

Double glazed window, electric heating, telephone point, coving to ceiling.

## Kitchen 5'02ft x 11'01ft (1.57m x 3.38m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker and fridge, plumbed for washing machine, vinyl floor.

## Bedroom One 10'00ft x 8'03ft (3.05m x 2.52m)

Double glazed window to front, electric heating.

## Bathroom 6'09ft x 5'01ft (2.06m x 1.55m)

Three-piece white suite comprising of; panelled bath, wash hand basin, low level wc, part tiling to walls, vinyl flooring, loft access.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: immersion heater

Sewerage: mains

Heating: electric

Broadband: unknown

Mobile Signal Coverage Blackspot: unknown

Parking: no parking

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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: 99 years from 1 March 1961

Ground Rent: £6 per annum.

Service Charge: £1,184.78 per annum

## COUNCIL TAX BAND: A

EPC RATING: C

BD008237CM/SO21.9.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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