



Cromwell Court

Blyth

- Gorgeous Second Floor Apartment
- Retirement Development
- Ample Storage
- Development With Lift & Secure Entry
- Off Street Parking

£ 62,000



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ROOK
MATTHEWS
SAYER

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ENTRANCE

Secured entrance door, communal entrance with lift to apartment

ENTRANCE/HALLWAY

Laminate flooring, electric heater

LOUNGE 18'45 (5.59) X 9'29 (2.79)

Juliette balcony, electric heater, electric fire

KITCHEN 7'98 (2.36) X 6'09 (1.83)

Double glazed window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, electric hob, integrated fridge/freezer and washing machine

BEDROOM ONE 14'32 (4.34) X 9'72 (2.92) maximum measurements into recess

Double glazed window to front, velux window, built in storage cupboard, electric heater

BEDROOM TWO 14'29 (4.32) X 8'29 (2.48) maximum measurements into recess

Double glazed window to rear, velux window, built in cupboard, electric heater

SHOWER ROOM

3 piece suite comprising: Pedestal wash hand basin, shower cubicle, low level WC, spot lights, part tiling to walls, heated towel rail

PARKING

One allocated parking space to rear of property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes:

Over 55 years old only

No pets

ACCESSIBILITY

This property has:

Wheelchair access

Level access

Lift access

Ramped access

Wide doorways

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 1st January 2005

Service Charge: £459.83 per quarterly

COUNCIL TAX BAND: A

EPC RATING: D

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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.

16 Branches across the North-East

