

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**16 AND 16A ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63  
9BJ**



- PAIR OF FLATS
- TENANTS IN SITU IN GROUND FLOOR
- COUNCIL TAX BAND A

- TWO BEDROOMS EACH
- FIRST FLOOR FLAT IS VACANT
- EPC RATING C FOR EACH FLAT

**Price £90,000**

# 16 AND 16A ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63 9BJ

Situated on Rosalind Street, Ashington, this pair of flats (CAN BE SOLD SEPARATELY), presents a ideal investment opportunity. With a total of four well-proportioned bedrooms and two reception rooms, shared yard to the rear.

The properties are ideally located within walking distance to the town centre, providing easy access to a variety of local amenities, shops, and services. This prime location not only enhances the appeal of the flats.

Currently, there is a tenant in situ in the ground floor flat achieving £425 pcm. , making this property an ideal investment for those looking to enter the rental market or expand their existing portfolio.

## GROUND FLOOR FLAT

### LOBBY

### LOUNGE

14' x 15' (4.27m x 4.57m)

Double glazed window, radiator.



### KITCHEN

Double glazed window, wall and base units with work tops, sink with drainer and mixer tap.



### BATHROOM

Bath, low level wc, wash hand basin, double glazed window.



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## BEDROOM ONE

11'7 x 13' (3.53m x 3.96m)

Double glazed window, radiator.



## BEDROOM TWO

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window, radiator.



## FIRST FLOOR FLAT

### LANDING

### LOUNGE

15'7 x 14'5 (4.75m x 4.39m)

Double glazed window, radiator.

### KITCHEN

Double glazed window, range of wall and base units with work tops, sink with drainer and mixer tap.

### BATHROOM

Bath, low level wc, wash hand basin, double glazed window.

### BEDROOM ONE

11'1 x 13'2 (3.38m x 4.01m)

Double glazed window, radiator.

### BEDROOM TWO

9'7 x 8'3 (2.92m x 2.51m)

Double glazed window, radiator.



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## EXTERNALLY

### SHARED YARD



### FRONT GARDEN



## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

### PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

### TENURE:

WE UNDERSTAND THE PROPERTY IS LEASHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

### 16 ROSALIND STREET ASHINGTON

EPC RATING 71/76

### 16A ROSALIND STREET ASHINGTON

EPC RATING 76/78

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## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6593A

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MORTGAGE

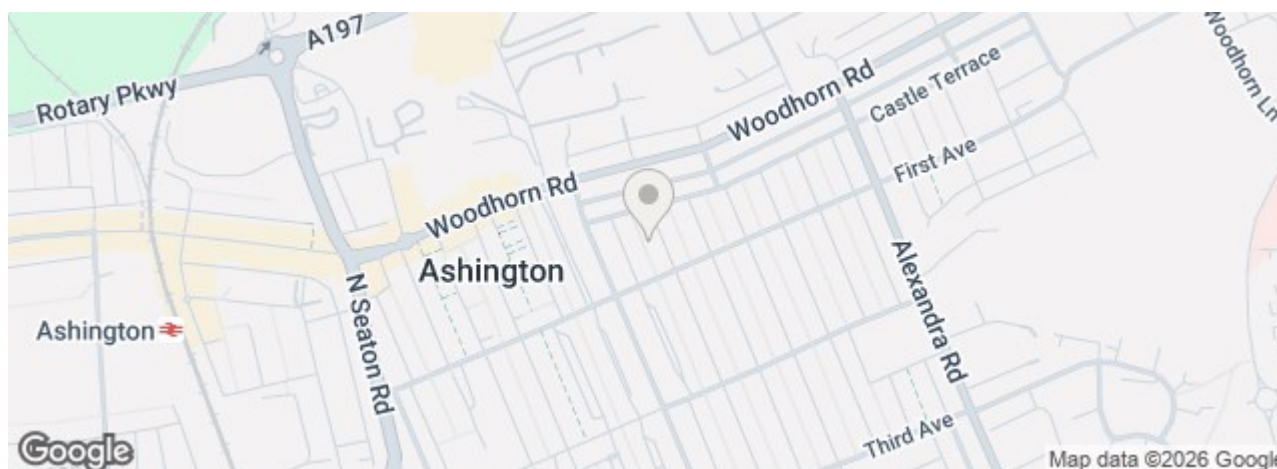
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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