



Victoria Mews | Blyth | NE24 2TR

£65,000

Enjoying the convenience of ground floor living, this beautifully maintained apartment offers a fantastic blend of space, practicality and comfort. Situated within the highly sought-after Victoria Mews development, the property is ideally suited to first-time buyers, professionals, couples and those looking to downsize.

The accommodation briefly comprises a welcoming entrance hallway, convenient cloakroom/WC, a bright and spacious lounge, a well-appointed kitchen, a generous double bedroom and a modern bathroom. Thoughtfully designed throughout, the apartment provides comfortable, low-maintenance living in a popular residential setting. Externally, the property benefits from a paved and lawned area, perfect for relaxing outdoors, together with an allocated parking bay. Further benefits include double glazing and gas central heating throughout. Offered for sale with no upper chain, this fantastic home is ready for immediate occupation and early viewing is highly recommended to fully appreciate the accommodation and excellent location on offer.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

RMS | Rook
Matthews
Sayer



1



1



1

Stunning Ground Floor Flat

**Leasehold 115 Years from 2026
With 115 Years Remaining**

Parking Space

Extra WC

Close to Bus Links and Shops

**Mains Water, Sewage And
Electricity**

Council Tax Band A, EPC: D

Gas Heating

For any more information regarding the property please contact us today

ENTRANCE HALL

Entrance door, built in cupboard, laminate flooring.

CLOAKS / W.C

Double glazed window to front, low level w.c, wash hand basin set within a vanity unit, part tiled walls and laminate flooring.

LOUNGE 11'01 x 16'02 - (3.37m max x 4.92m)

Double glazed window to front, radiator and electric fire.

KITCHEN 9'02 x 9'08 - (2.79m max x 2.94m)

Fitted with a range of wall and base units, work surfaces, single sink drainer unit, built in electric cooker and electric hob, space for automatic washing machine, double glazed window to rear and part tiled walls.

BEDROOM ONE 10'09 x 12'02 (3.27m x 3.70m)

Double glazed window to rear, radiator and fitted mirrored wardrobes.

BATHROOM / WC

White three piece suite comprising panelled bath, pedestal wash hand basin and low level WC

EXTERNALLY

Allocated parking bays adjacent to the property, shared grass area to front

T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

TENURE

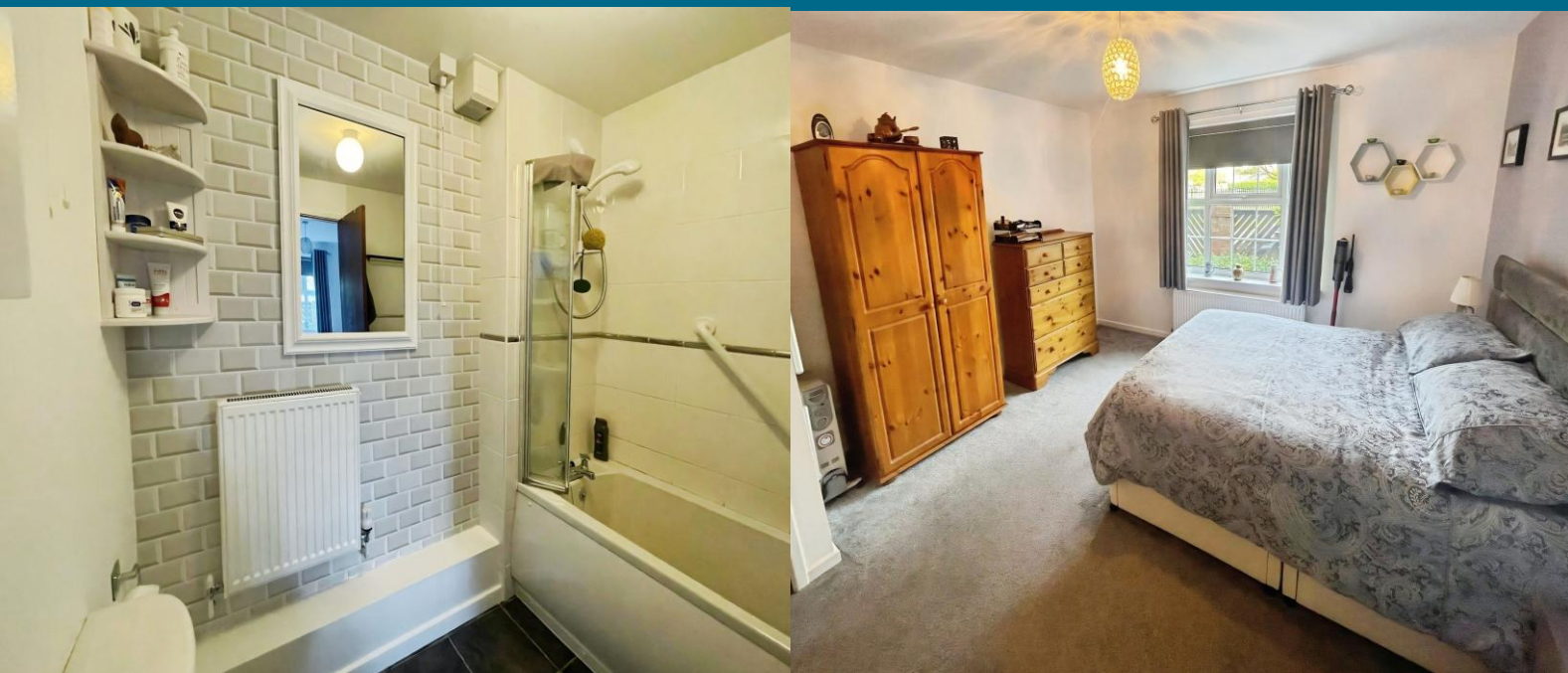
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 115 years from 2026

Ground Rent: £250 per annum approx.

Service Charge: £100 per month approx.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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



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.