



Cromwell Ford Way, Blaydon, Tyne And Wear, NE21 4FH

*****CHAIN FREE***** Two bedroom ground floor apartment on the popular Stella Riverside Development near Blaydon will be ideal for a wide range of buyers looking to make Stella Riverside home! The property comprises of secure communal entrance, lounge with pleasant outlook, kitchen, bathroom and two bedrooms. Externally there is an allocated parking space. Riverside walks can also be easily accessed from the property! Early viewing essential to avoid missing out. EPC rating D.



*****CHAIN FREE*****

Ground Floor Flat

Two Bedroom

Pleasant Outlook

River Walks

EPC Rating D

Offers Over £90,000

Lounge 14' 6" x 12' 9" (4.43m x 3.89m)

Pleasant outlook to the communal garden space to the front of the property and near by river walks.

Bedroom 1 10' 2" x 9' 3" (3.09m x 2.81m) Max

Features dual aspect windows.

Bedroom 2 11' 11" x 7' 1" (3.64m x 2.17m) Max

Features built in cupboard for storage.

Kitchen 10' 0" x 6' 2" (3.05m x 1.89m)

Features a range of wall and base units for storage and space for white goods/ integrated oven/hob.

Bathroom 6' 6" x 6' 2" (1.99m x 1.88m)

Features bath with overhead shower, W/C and wash basin.

Externally

To the rear is allocated parking space and additional VP spaces near by. There is also a communal bin store area to the side of the property.

Leasehold Information

Length of original lease: 155 years Original date: 26th March 2009 Years remaining: 138 years Annual ground rent: £240.00 Annual service charge: £1578.00 Included in the service charge: General maintenance, window cleaning, Communal utilities and building insurances. These details have been supplied to us by the owners and a conveyancer will confirm further details as part of the legal process.

Additional Information

Council tax band A. EPC Rating D. We understand this property is leasehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

EPC Graph (full EPC available on request)

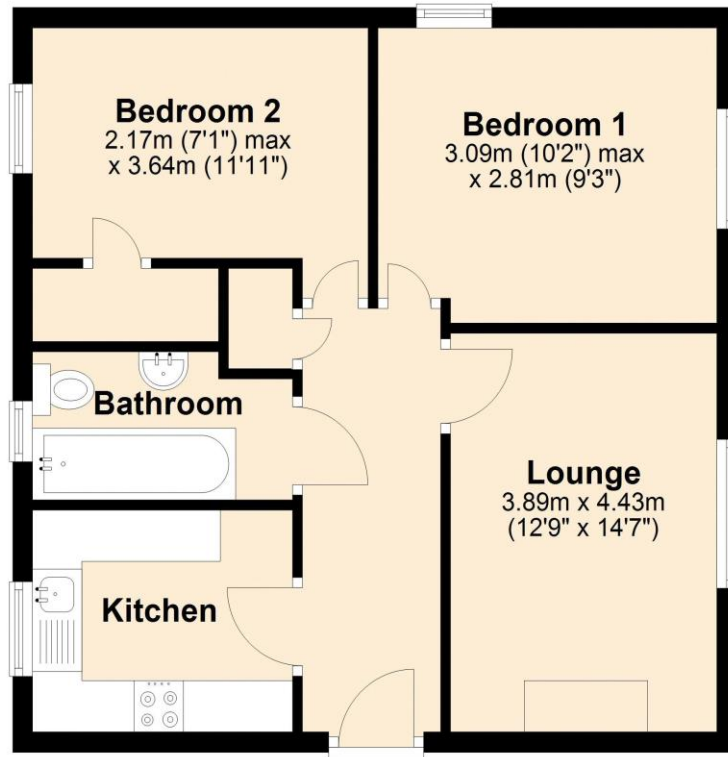
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

Ground Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 46.6 sq. metres (501.8 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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