



Blanchland Court | Ashington | NE63

£90,000

A well-presented two-bedroom apartment property offering modern and comfortable accommodation. The property comprises an entrance porch and hallway, spacious lounge with Juliet balcony with fantastic views towards the Cheviot Hills, fitted kitchen, two bedrooms and bathroom with shower over the bath.

Further benefits include modern flooring, double glazing and allocated parking.

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Two-Bedroom Apartment

Spacious Lounge with Juliet Balcony

Modern Fitted Kitchen

Contemporary Bathroom with Shower Over Bath

Double Glazing Throughout

Allocated Parking Space

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH:

ENTRANCE HALLWAY:

LOUNGE: 12'4 (3.76) X 20'10 (6.35)

Double glazed patio doors to Juliet balcony, modern flooring, spotlights, double glazed front window

KITCHEN: 6'9 (2.06) x 12'4 (3.76)

Double glazed front window, range of wall, floor and drawer units with coordinating square edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, modern flooring, spotlights.

FAMILY BATHROOM:

3 piece white suite comprising:

Panelled bath, mains shower over, wash hand basin, low level wc, spotlights, radiator, part tiling to walls, double glazed front window

BEDROOM ONE: 10'10 (3.30) x 10'4 (3.15)

Double glazed rear window, radiator, television point.

BEDROOM TWO: 7'6 (2.29) x 12'8 (3.86)

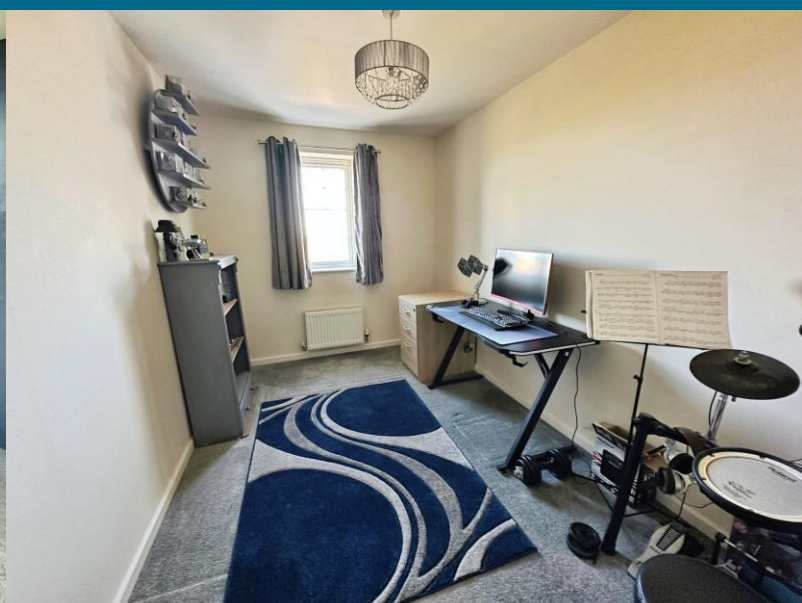
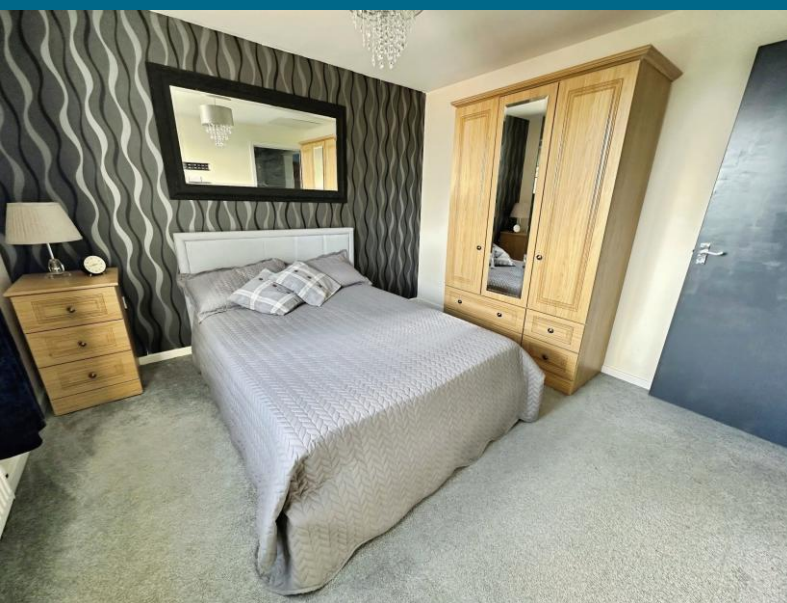
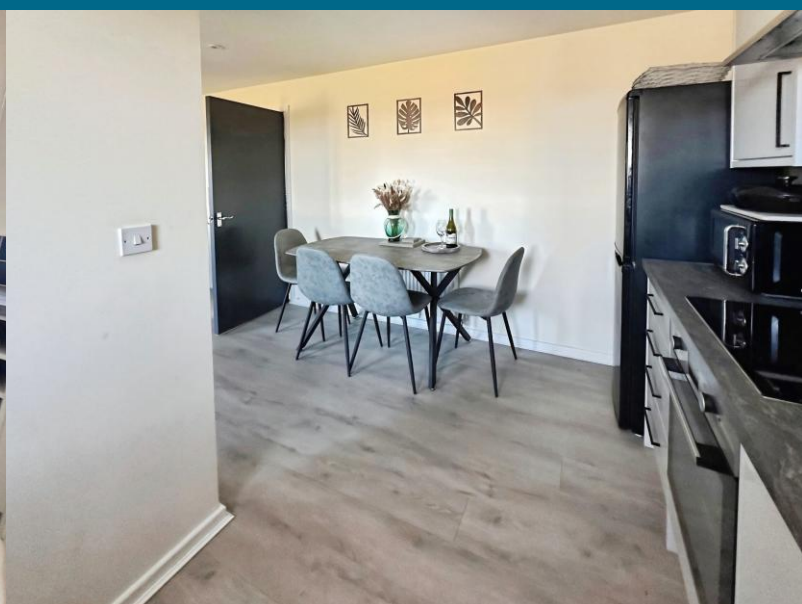
Double glazed front window, radiator

EXTERNALLY: Allocated parking.

T: 01670 850 850

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated

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

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.

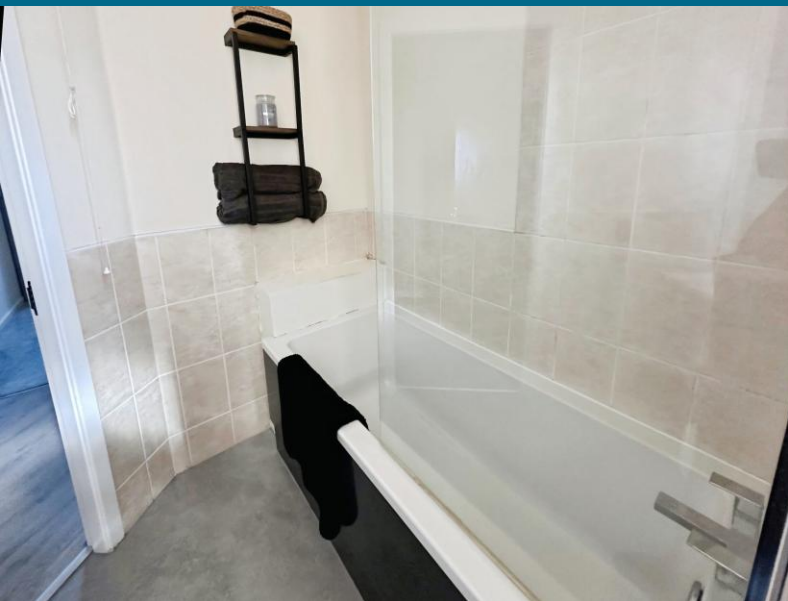
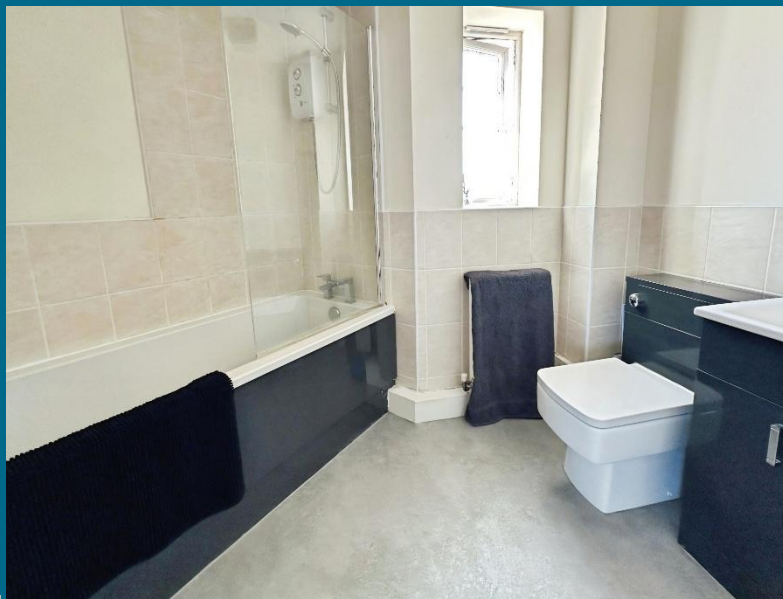
Length of Lease: 125 years from 2012

Service Charge: £119.86 per month

COUNCIL TAX BAND: A

EPC RATING: C

VERSION ONE FG/GD 07/10/2026 AS00010753



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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.

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.

