



Hadrian Drive | Blaydon | NE21 4FP

OIEO £110,000



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MID FLOOR FLAT

TWO BEDROOMS

JULIET BALCONY

POPULAR DEVELOPMENT

COMMUNAL GARDENS

BIKE SHED

ALLOCATED PARKING

VIEWING ADVISED

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A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SITUATED ON THE POPULAR STELLA RIVERSIDE DEVELOPMENT IN BLAYDON WITH GOOD ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

THE PROPERTY FEATURES A LOUNGE/DINING ROOM WITH A JULIET BALCONY, OFFERING A PLEASANT OUTLOOK AND SPACE FOR BOTH SEATING AND DINING. THE KITCHEN HAS A FITTED OVEN, HOB AND EXTRACTOR HOOD. THERE ARE TWO DOUBLE BEDROOMS AND A BATHROOM FITTED WITH A HEATED TOWEL RAIL. THERE ARE STORAGE CUPBOARDS TO THE HALLWAY AND SECOND BEDROOM. AN EXTERNAL BIKE SHED AND AN ALLOCATED PARKING BAY PROVIDE USEFUL STORAGE AND PARKING SOLUTIONS, WHILE A COMMUNAL GARDEN ADDS OUTDOOR SPACE FOR RESIDENTS.

BLAYDON IS WITHIN EASY REACH, OFFERING SUPERMARKETS, INDEPENDENT SHOPS, CAFES AND EVERYDAY SERVICES.

FOR COMMUTERS, BLAYDON RAILWAY STATION IS WITHIN WALKING DISTANCE AND CONNECTS TO NEWCASTLE CENTRAL IN AROUND 10-15 MINUTES AND TO METROCENTRE IN APPROXIMATELY 5 MINUTES, PROVIDING LINKS FURTHER ACROSS TYNESIDE AND BEYOND. REGULAR BUS SERVICES OPERATE THROUGH BLAYDON TOWARDS NEWCASTLE AND SURROUNDING AREAS. THE AREA IS ALSO WELL REGARDED FOR WALKING AND CYCLING ROUTES, WITH ACCESS TO RIVERSIDE PATHS ALONG THE TYNE AND LOCAL PARKS OFFERING GREEN SPACE FOR LEISURE AND EXERCISE.

THIS FLAT MAY APPEAL IN PARTICULAR TO FIRST TIME BUYERS SEEKING A WELL-LOCATED HOME WITH PARKING, OUTDOOR SPACE AND CONVENIENT PUBLIC TRANSPORT CONNECTIONS.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: ALLOCATED PARKING

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: 155 years from 1 November 2009

Ground Rent: £240 yearly approximately

Service Charge: £118.47 per month

COUNCIL TAX BAND: A

EPC RATING: C

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The accommodation:

Entrance:

Communal entrance, secure entry system and stairs to first floor.

Hallway:

Door to the flat and storage cupboard.

Lounge: 14'10" 4.52m x 11'7" 3.53m

UPVC French doors, Juliet balcony and electric heaters.

Kitchen: 9'11" 3.02m x 6'1" 1.85m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink with drainer, integrated electric hob and oven, plumbed for washing machine.

Bedroom One: 12'2" 3.71m x 9'3" 2.82m

UPVC window and electric heater.

Bedroom Two: 11'10" 3.61m x 9'6" 2.90m

UPVC window and storage.

Bathroom wc:

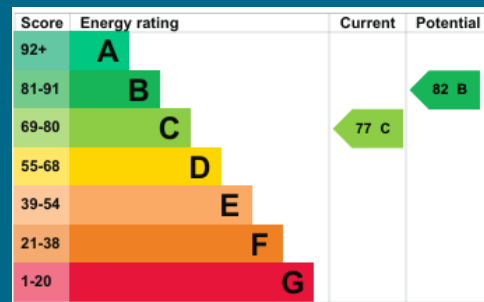
UPVC window, bath with shower, low level wc, wash hand basin and heated towel rail.

Externally:

There is allocated parking and a bike shed.

Agents Note

N.B. Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.



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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

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.



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