



Ultr Court Blyth

- First Floor Flat
- Two Bedrooms
- Newly fitted Kitchen & Bathroom
- Secure Entry, Allocated Parking Space
- Sea Views

Offers Over £ 120,000



01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Ultr Court

Blyth

ENTRANCE

Secure entrance door, stairs to first floor landing

ENTRANCE DOOR/HALLWAY

Entrance door, single radiator

LOUNGE/KITCHEN/DINER 23'45 (7.11) X 11'20 (3.40)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob, integrated fridge freezer, integrated washing machine, double glazed julliete balcony doors to front

BEDROOM ONE WITH WALK-IN WARDROBE 11'58 (3.48) X 8'73 (2.62)

Double glazed window to rear, single radiator, walk in wardrobe: Built in wardrobe and shelving

BEDROOM TWO 8'60 (2.59) X 7'67 (2.29)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls

REAR EXTERNAL

Allocated parking space

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

Entrance: Secure

MINING (delete as appropriate)

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 1st January 2006

Ground Rent: £300 per annum

Service Charge: £133 per month

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.

COUNCIL TAX BAND: A

EPC RATING: C

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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.

16 Branches across the North-East

