

14 SURREY CLOSE ASHINGTON NORTHUMBERLAND NE63 8PG



- TWO BEDROOM FIRST FLOOR FLAT
- COUNCIL TAX AND A
- LEASEHOLD PROPERTY

- TENANT IN SITU
- ENERGY RATING D
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £75,000

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Situated on Surrey Close, Ashington, this upper flat presents an excellent opportunity for investors. The flat features a spacious with two well-proportioned bedrooms.

The property includes a bathroom, ensuring convenience for residents. Currently, the flat is sold with a tenant in situ, who is paying £475 per calendar month, providing rental income for the new owner. This aspect makes it an ideal investment opportunity.

In summary, this upper flat in Ashington is a promising investment, combining a solid rental income with a desirable location. Whether you are an experienced investor or new to the property market, this flat is worth considering.

GROUND FLOOR:

ENTRANCE LOBBY

Double glazed door, radiator.

FIRST FLOOR:

LIVING ROOM

14'3 x 14'5 (4.34m x 4.39m)

Double glazed window, radiator, coving.



KITCHEN

9'11 x 15'6 (3.02m x 4.72m)

Double glazed window, range of wall, base and drawer units with work tops, two storage cupboards, plumbed for washing machine, radiator.



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BEDROOM ONE

11' x 13'3 (3.35m x 4.04m)

Double glazed window, radiator, two storage cupboards.



BEDROOM TWO/DINING ROOM

9'11 x 13'3 (3.02m x 4.04m)

Double glazed window, radiator.



COMBINED BATHROOM/W.C.

6' x 5'11 (1.83m x 1.80m)

Double glazed window, bath with shower over, low level wc, wash hand basin set in a vanity unit, heated towel rail, laminate flooring.



EXTERNALLY

REAR

garden to the rear, allocated parking bay, outside storage.



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TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD, 125 YEAR LEASE FROM 1994 HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker July 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 14 Surrey Close

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6672A

MORTGAGE

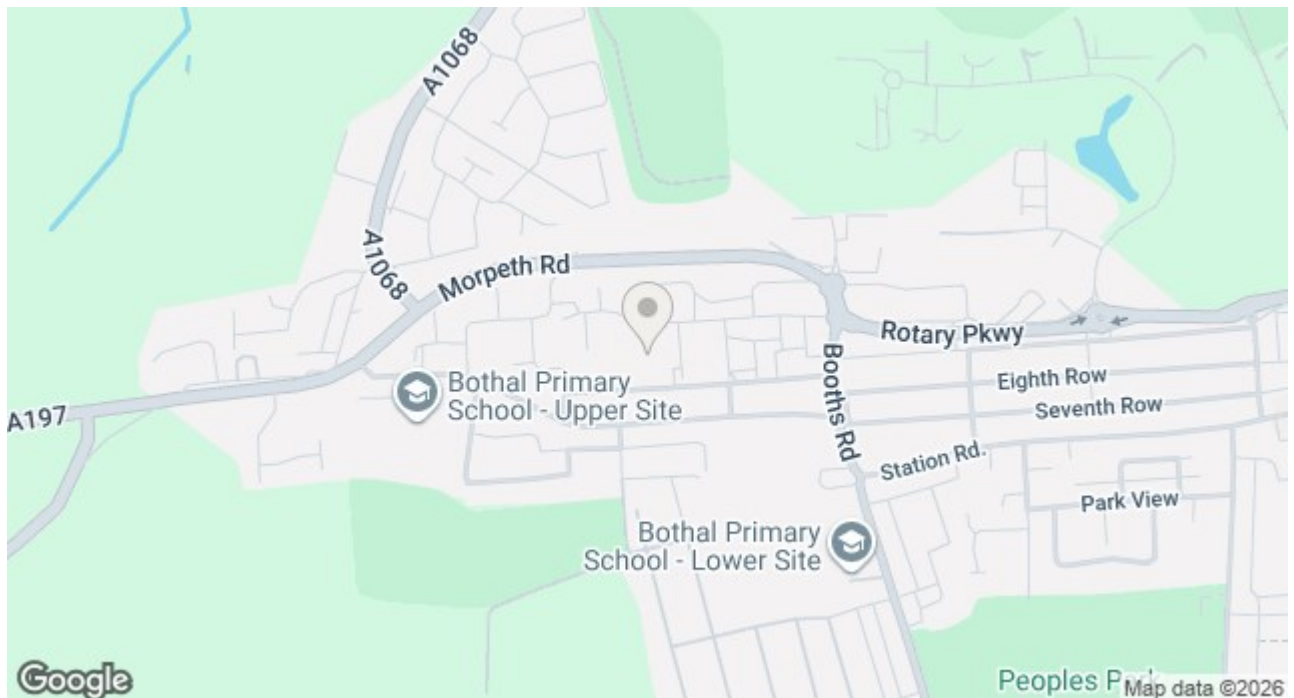
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		



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