



Rothay Place, Blakelaw, Newcastle upon Tyne NE5 3PU

Asking Price: £160,000

Modern style mid terraced house available for sale located in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, WC, kitchen and lounge. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

There is the opportunity to purchase this property as a shared ownership, at 40%. Further Information Is listed below under Agents Notes.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: A
EPC Rating: B

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Modern Style Mid Terraced House

40% Shared Ownership
Purchase Available

Two Bedrooms

Star I Ground Floor WC

Driveway to the Front

Garden to the Rear

Items

For any more information regarding the property please contact us today

ROOM DESCRIPTIONS

Hallway

Stairs to first floor landing. Radiator.

WC

Low level WC. Pedestal wash hand basin. Radiator.

Kitchen 18' 4" x 6' 11" (5.58m x 2.11m)

Double glazed window to the front. High gloss units. One and a half bowl sink/drain. Electric oven. Plumbed for washing machine. Radiator.

Lounge 14' 3" x 14' 1" max (4.34m x 4.29m)

French doors to the rear. Radiator.

First Floor Landing

Radiator.

Bedroom One 14' 3" x 10' 0" (4.34m x 3.05m)

Double glazed window to the front. Radiator.

Bedroom Two 14' 3" x 11' 4" max (4.34m x 3.45m)

Double glazed window to the rear. Storage cupboard. Radiator.

Bathroom 7' 1" x 6' 5" (2.16m x 1.95m)

Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Heated towel rail.

External

Driveway to the front. Garden to the rear.

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T: 0191 274 4661

Fenham@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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 1 April 2020

AGENTS NOTES

The property is available to purchaser under the Shared Ownership scheme, at 40%. There would be an additional monthly charge payable of £300.40, which is broken down as follows:

Rent - £245.10

Insurance - £33.00

Management Charge - £12.50

Service Charge - £9.80

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | 85 B | |
| 69-80 | 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.



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