



Taku Court | Blyth | NE24 3UH

Offers Over £99,000



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ROOK
MATTHEWS
SAYER

**Gorgeous First Floor Flat
Opposite the Beach**

**Secure Entry and Off Street
Parking**

Two Good Size Bedrooms

**Close To Shops and Transport
Links**

No Upper Chain

**Mains Water, Sewage and
Electricity**

**Leasehold 125 From 2006
With Approximately 106
Remaining**

Council Tax Band A

For any more information regarding the property please contact us today

Step out your front door and you're seconds from the sand, the sea and the green open space of Ridley Park.

This first-floor South Shore apartment puts coastal living at the heart of everyday life.

Inside, the property offers a bright open-plan lounge with Juliette balcony flowing into a stylish, contemporary kitchen.

Two comfortable double bedrooms and a modern white bathroom suite complete the layout. The building benefits from a secure entry system, and the apartment comes with an allocated parking bay along with access to attractive communal gardens.

With the beach and Ridley Park directly opposite—and one of the North East's most loved fish and chip restaurants just along the promenade—this is a fantastic spot for anyone wanting to enjoy a relaxed, coastal lifestyle.

Offered with no upper chain.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: wooden door

ENTRANCE HALLWAY: single radiator

LOUNGE: (front): 12'15 x 20'16, (3.70m x 6.14m), double glazed window to front and double radiator.

KITCHEN: (rear): 12'13 x 6'70, (3.69m x 2.04m), double glazed window to front, double radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above as well as plumbed area or washing machine.

FAMILY BATHROOM: 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, double glazed window to rear, single radiator, and part tiling to walls.

BEDROOM ONE: (rear): 10'89 x 10'88, (3.31m x 3.31m), double glazed window to rear.

BEDROOM TWO: (front): 12'29 x 7'67, (3.74m x 2.36m)

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Mobile Signal Coverage Blackspot: No
Parking: Allocated space

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

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 2006

Ground Rent: £300 per year

Service Charge: £134 per Month

COUNCIL TAX BAND: A

EPC RATING: TBC

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"DoubleClick Insert Picture" FLOORPLAN

"DoubleClick Insert Picture" EPC

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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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