

Monkdale Avenue | Blyth
NE24 4EB

Guide Price £35,000

1 1 1

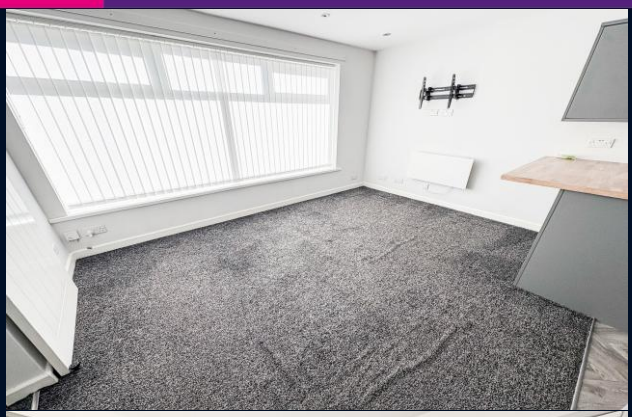
One Bedroom G/F/F

No Upper Chain

Refurbished

Ideal Investment/ Starter Flat

RMS | Rook Matthews Sayer







For Sale by Auction: 30th September, Option 1, Terms and Conditions apply. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell.
The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see www.agentspropertyauction.com

Situated on the popular Monkdale Avenue in Blyth, this well-presented ground floor flat offers comfortable accommodation and the added benefit of a garage. Early viewing is highly recommended to fully appreciate everything this property has to offer.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a generous master bedroom, a fitted kitchen, and a bathroom.
Additional features include electric storage heating, double glazing throughout, and a fitted alarm system, providing both comfort and peace of mind. Externally there a communal garden laid mainly to lawn.

This attractive property would make an ideal purchase for first-time buyers, downsizers, or investors alike.

ENTRANCE HALL
Double glazed entrance door, alarm system, built in cupboard x 2, laminate flooring.

LOUNGE 13'00" x 10'06" (3.96m x 3.20m)
Double glazed window to front, laminate flooring, television point, coving to ceiling, radiator. Double doors from lounge to bedroom.

BEDROOM 8'04" x 10'06" (2.54m x 3.20m)
Double glazed window to front, laminate flooring, television point, radiator.

KITCHEN 5'2" x 10'03" (1.57m x 3.12m)
Fitted with a range of wall and base units, work surfaces, single drainer sink unit, electric cooker point, space for automatic washing machine, tiled floor, radiator.

BATHROOM
White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, tiled floor, upvc walls and ceiling, double glazed frosted window to rear.

FRONT GARDEN
Laid mainly to lawn. (Shared with 5 other flats)

REAR GARDEN
Laid mainly to lawn. (Shared with 5 other flats)

GARAGE
Detached garage on separate block with up and over door.

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.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: Garage in separate block

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

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 year lease from 25th December 2003
£140 per quarter

COUNCIL TAX BAND: A
EPC RATING: tbc

BL00012277.AJ.MW.08.09.26.V.1

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.

The Property Ombudsman

T: xxxx xxx xxxx
Branch name@rmsestateagents.co.uk

RMS | Rook Matthews Sayer