

Sinclair  Hammelton



ASKING PRICE

**£500,000**

**Blyth Road**  
, BR1 3RS

## PROPERTY SUMMARY

Sinclair Hammetton are proud to bring to the market this beautifully presented two/three bedroom ground-floor apartment with a private garden. The accommodation comprises an entrance hallway, a modern fully fitted kitchen, and a characterful living/dining room featuring a fireplace, ceiling rose and coving, all of which add charm to this modern apartment. There are two double bedrooms, one with an en-suite shower room, as well as a family bathroom. On the lower ground floor, there is a versatile space with two rooms that the sellers have used as an office, cinema room, guest room, utility area and storage space. The property further benefits from direct access to a private garden and convenient side access. Viewing highly recommended. EPC: D

Share of Freehold - 998 years

Service Charge - £3,600

Ground Rent - £

COUNCIL TAX - C

Construction - Traditional brick

Mains Services - Yes

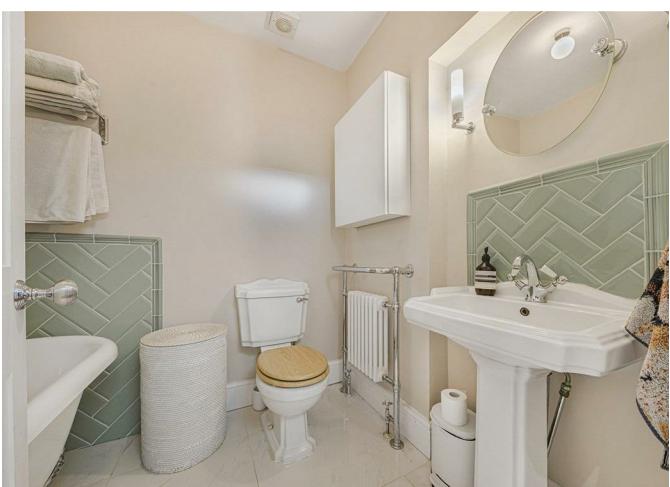
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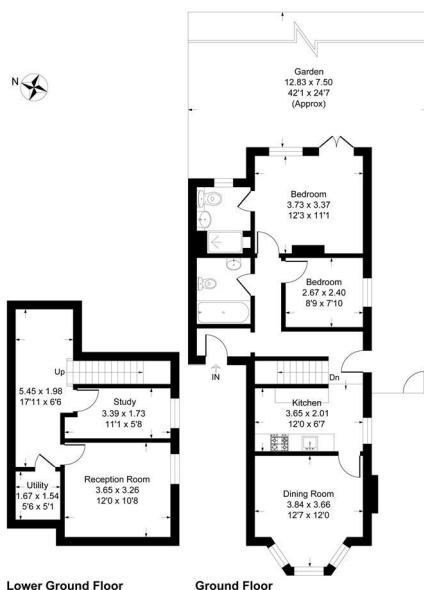






### Blyth Road, BR1

Approximate Gross Internal Area 97.8 sq m / 1053 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced by Purple

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### EPC RATING: D COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Sinclair**  **Hammelton**

### OFFICE ADDRESS

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### OFFICE DETAILS

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