



## **Cromwell Ford Way, Blaydon, Tyne And Wear, NE21 4FH**

**\*\*\*CHAIN FREE\*\*\*** This well presented two bedroom upper floor apartment on the popular Stella Riverside Development near Blaydon will be ideal for a wide range of buyers looking to make Stella Riverside home! The property comprises of secure communal entrance, lounge with pleasant landscaped outlook, kitchen, bathroom and two good sized bedrooms. Externally there is an allocated parking space and outside lockable storage space. Riverside walks can also be easily accessed from the property! Early viewing essential to avoid missing out. EPC rating B.



**\*\*\*CHAIN FREE\*\*\***

**Upper Floor Flat**

**Two Bedrooms**

**Allocated Parking**

**Pleasant View**

**EPC Rating B**

**Offers Over £110,000**

**Lounge** 14' 10" x 11' 11" (4.53m x 3.63m)

Features a pleasant outlook over the front green and hint of the River Tyne.

**Kitchen** 10' 1" x 6' 6" (3.07m x 1.97m)

Fitted with a range off wall and base units for storage along with integrated electric oven and hob.

**Bathroom** 6' 1" x 5' 6" (1.86m x 1.67m)

A white suite bathroom featuring bath with overhead electric shower, W/C and wash basin.

**Bedroom 1** 10' 10" x 10' 0" (3.30m x 3.06m) Max

**Bedroom 2** 11' 11" x 7' 5" (3.62m x 2.27m) Max

**Externally**

Externally there is a communal bin area, lockable storage space and allocated parking space to the rear of the property. River walks and parks can be easily reached a few minutes walk from the property. The property boasts a pleasant outlook to the front which has been lovingly maintained by one of the neighbours.

**Lease Information**

Length of original lease: 155 years Original date: 26th March 2009 Years remaining: 138 years Annual ground rent: £240.00 Annual service charge: £1549.33 Included in the service charge: General maintenance, window cleaning, Communal utilities, building insurances looked after by Adrianic Land 3 Limited. These details have been supplied to us by the owners and a conveyancer will confirm further details as part of the legal process.

**Additional Information**

Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. Council tax band A. EPC Rating B. This property is Leasehold.

**Important Note To Purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





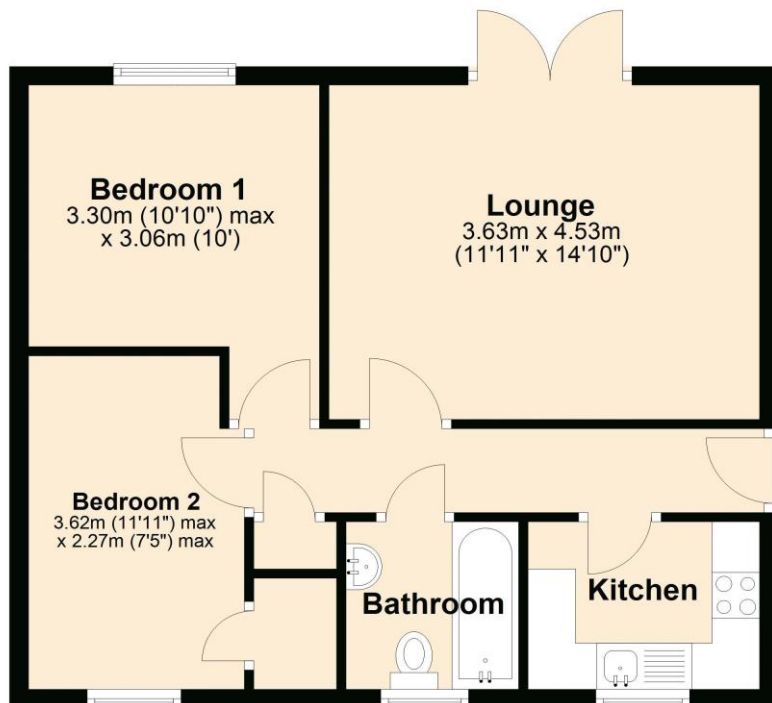
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 50.6 sq. metres (545.1 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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