



## **Cheviot Court, Blaydon, Tyne And Wear, NE21 5AG**

Living Local is delighted to bring to the market this well presented one bedroom ground floor flat in Cheviot Court, Blaydon. Accessed via its own walk way, in brief this lovely flat features entrance hallway, lounge, double bedroom, modern kitchen and bathroom. Only a short distance from Blaydon Precinct, travel links and boasting both allocated and guest parking to the front of the building, along with communal garden areas this would make an ideal home or investment for a wide range of buyers! Not to be missed out on! EPC Rating C.



**\*\*\*Unique Ground Floor Apartment\*\*\***

**Allocated Private Parking**

**Well Presented**

**Close To Blaydon Precinct & Amenities**

**One Bedroom**

**EPC Rating C**

**Offers Over £75,000**

**Lounge** 14' 2" x 12' 9" (4.31m x 3.88m)  
Benefits from a pleasant outlook into the landscaped garden area.

**Kitchen** 13' 1" x 6' 4" (3.99m x 1.92m)  
A modern styled kitchen fitted with a range of wall and base units for storage along with space with for white goods and integrated oven/hob.

**Bathroom** 7' 3" x 6' 4" (2.20m x 1.94m)  
Features a white suite bath with overhead shower, wash basin and W/C.

**Bedroom** 14' 1" x 8' 10" (4.28m x 2.70m)  
Benefits from a pleasant outlook into the landscaped garden area.

**Externally**  
There is a communal garden seating space off to the side of the property and maintained plant garden area to the front. With spacious car park available to residents and their guests.

**Leasehold Information**  
Length of original lease: 125 years Original date: April 1989 Years remaining: 91years Annual ground rent: A Peppercorn Annual service charge: £1,080 (£90 per month) Included in the service charge: building insurance, maintenance of grounds communal electricity/lighting looked after by Cheviots Court Residents Association 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**  
Council tax band: A We understand this property is leasehold (see leasehold 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.

**Important Note To Purchaser**  
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)**

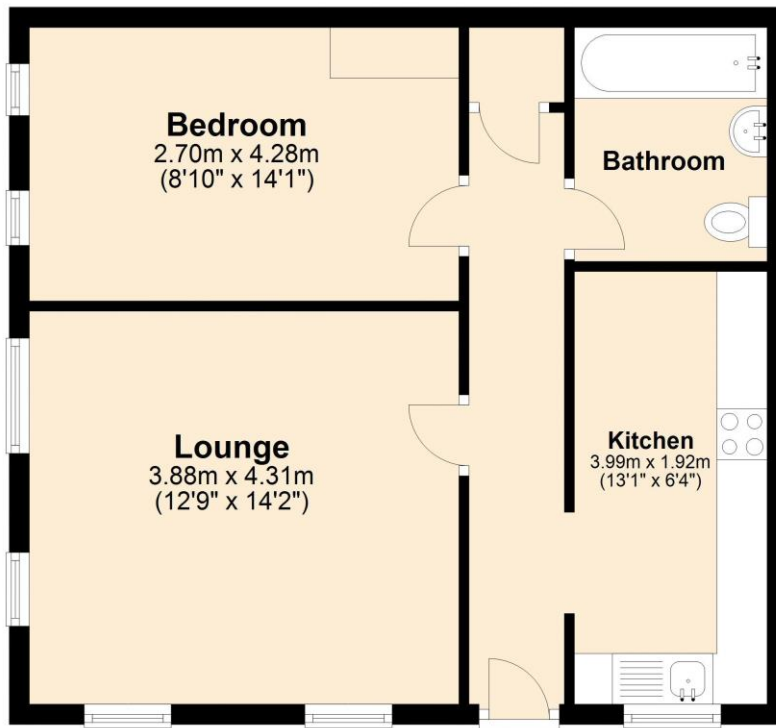
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Floorplan

### Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 48.5 sq. metres (522.0 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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