



Derwent Water Drive | Blaydon | NE21 4FJ

Offers Over £125,000



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IMMACULATE APARTMENT

TWO BEDROOMS

BALCONY

RIVER VIEWS

OUTDOOR SHED

ALLOCATED PARKING

IDEAL FIRST TIME BUY

VIEWING ADVISED

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RMS ARE PRIVILEGED TO WELCOME THIS IMMACULATE TWO-BEDROOM TOP FLOOR APARTMENT IN BLAYDON-ON-TYNE TO THE MARKET, SET WITHIN A MODERN RIVERSIDE DEVELOPMENT AND BENEFITING FROM FANTASTIC VIEWS OVER THE RIVER TYNE AND SURROUNDING GREENERY.

THE PROPERTY OFFERS A WELL-PROPORTIONED RECEPTION ROOM WITH NEUTRAL DÉCOR AND EXCELLENT NATURAL LIGHT, PROVIDING A COMFORTABLE LIVING AND DINING SPACE. DOORS OPEN ONTO A PRIVATE BALCONY, GIVING A PLEASANT OUTDOOR AREA FROM WHICH TO ENJOY THE RIVER OUTLOOK. THE SEPARATE KITCHEN IS FITTED WITH CONTEMPORARY UNITS AND WORKTOPS, WITH SPACE FOR APPLIANCES AND A BREAKFAST TABLE, CREATING A PRACTICAL AND SOCIABLE LAYOUT.

THERE ARE TWO GENUINE DOUBLE BEDROOMS. BEDROOM ONE BENEFITS FROM AN ADJOINING DRESSING ROOM, OFFERING VALUABLE ADDITIONAL STORAGE AND ENHANCING THE SENSE OF SPACE. THE BATHROOM IS FITTED WITH A MODERN SUITE INCLUDING SHOWER OVER BATH AND IS FINISHED IN A CLEAN, NEUTRAL STYLE. A HALLWAY WITH FURTHER STORAGE COMPLETES THE INTERNAL ACCOMMODATION.

EXTERNALLY, THE APARTMENT INCLUDES AN ALLOCATED PARKING BAY AND A USEFUL OUTDOOR SHED, TOGETHER WITH MAINTAINED COMMUNAL AREAS AROUND THE BUILDING.

DERWENT WATER DRIVE IS CONVENIENTLY PLACED FOR BLAYDON TOWN CENTRE, WHICH PROVIDES SUPERMARKETS, LOCAL SHOPS, CAFÉS AND ESSENTIAL SERVICES. BLAYDON RAILWAY STATION IS WITHIN WALKING DISTANCE, OFFERING REGULAR SERVICES TO NEWCASTLE CENTRAL IN AROUND 10 MINUTES AND TO HEXHAM AND CARLISLE, MAKING THIS AN APPEALING OPTION FOR COMMUTERS. ROAD LINKS VIA THE A1 AND A694 GIVE STRAIGHTFORWARD ACCESS ACROSS TYNESIDE AND INTO THE TYNE VALLEY.

NEARBY LEISURE OPTIONS INCLUDE RIVERSIDE WALKS AND CYCLE ROUTES, SHIBDON POND NATURE RESERVE AND A SELECTION OF LOCAL PUBS AND EATERIES, WITH WIDER SHOPPING AND CULTURAL AMENITIES AVAILABLE IN NEWCASTLE CITY CENTRE.

The accommodation:

Hallway:

Storage cupboard and radiator.

Bedroom Two: 11'11" 3.63m max x 8'4" 2.54m max
Double glazed UPVC window to the rear, loft storage and radiator.

Bedroom One: 12'2" 3.71m x 8'4" 2.54m
Double glazed UPVC window to the rear, radiator and door to;

Walk In Wardrobe: 7'0" 2.13m x 5'7" 1.70m
Double glazed UPVC window to the rear and radiator.

Bathroom: 6'10" 2.08m x 5'7" 1.70m
Double glazed UPVC window to the side, paneled bath with shower over, pedestal wash hand basin, low level push button wc, extractor fan and radiator.

Lounge/Kitchen Diner: 25'4" 7.72m x 10'10" 3.30m max
Two double glazed UPVC windows to the front, double glazed French UPVC doors to balcony, fitted with a range of matching wall and base units with work surfaces above incorporating double sink unit with drainer, as hob, electric oven, extractor hood and two radiators.

Balcony:
Seating area with River views.

Externally:
There is allocated parking bay and an external shed.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED PARKING

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 1 January 2008

Ground Rent: £400 yearly

Service Charge: £1536.83 yearly - next review date February 2027

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.

Agents Note:

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.

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

