



Richmond Court | NE24 1HA | NE24 1HA

## Offers over £50,000

Positioned just moments from the heart of Blyth, this well-presented top-floor flat offers modern living with the convenience of shops, amenities and transport links right on the doorstep. Located within the popular Richmond Court development on Wright Street, the property also benefits from secure entry, allocated parking and the advantage of no upper chain. Accessed via a well-maintained communal entrance, the flat opens into a welcoming entrance hall leading through to a bright open-plan lounge and kitchen, creating a practical and comfortable space for everyday living. Two well-proportioned bedrooms provide flexible accommodation, supported by a modern bathroom finished to a good standard. Well cared for throughout and ideally positioned for town-centre living, this property would suit first-time buyers, investors or anyone seeking a low-maintenance home in a highly convenient location.

Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.



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**Two Bedroom Top Floor Flat****Leasehold 999 years from 6th April 2006 With Approximately 979 Remaining****No Upper Chain****Close To Shops and Transport Links****Epc Rating C, Council Tax Band A****Secure Entry and Parking****Electric Heating****For any more information regarding the property please contact us today****PROPERTY DESCRIPTION:****ENTRANCE**

Entrance door

**ENTRANCE HALL**

Airing cupboard housing hot water cylinder

**LOUNGE/ KITCHEN Open Plan 18' 08" (5.69m) x 12' 03" (3.73m)**

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, space for automatic washing machine and fridge/freezer. Double glazed window to rear x 2

**BEDROOM ONE 10' 04" (3.15m) x 10' 0" (3.05m)**

Double glazed window to front x 2

**BEDROOM TWO 11' 04" (3.45m) x 8' 03" (2.51m)**

Double glazed window to front

**BATHROOM/W.C.**

White suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls and double glazed frosted window to rear

**EXTERNALLY**

Allocated parking spaces in the property grounds



T: 01670 352 900

Blyth@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated parking space

## 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: 999 years from 6 April 2006

COUNCIL TAX BAND: A

EPC RATING: C

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**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 relation to this property.



**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.

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