



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 to arrange your viewing.

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Two Bedroom Top Floor Flat

No Upper Chain

**Close To Shops and Transport
Links**

Secure Entry and Parking

**Leasehold 999 years from 6th
April 2006 With Approximately
979 Remaining**

Epc Rating C, Council Tax Band A

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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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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