CHEVIOT COURT

BLAYDON

livinglocal

welcoming you home



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***
- One Bedroom
- Close To Blaydon Precinct & Amenities
- Well Presented
- Allocated Private Parking
- EPC Rating C











Lounge
14'2" x 12'9"
Benefits from a pleasant outlook into the landscaped garden area.

Kitchen
13'1" x 6'4"
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"
Features a white suite bath with overhead shower, wash basin and W/C.

Bedroom
14'1" x 8'10"
Benefits from a pleasant outlook into the landscaped garden area.

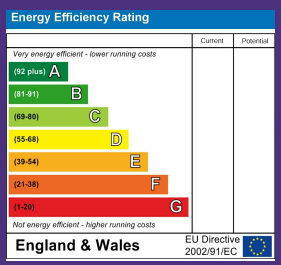
Externally
There is a communal garden seating space off to the side of the property and maintained plant garden area to the front. With spacious car park available to residents and their guests.

Leasehold Information
Length of original lease: 125 years
Original date: April 1989
Years remaining: 88 years
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.

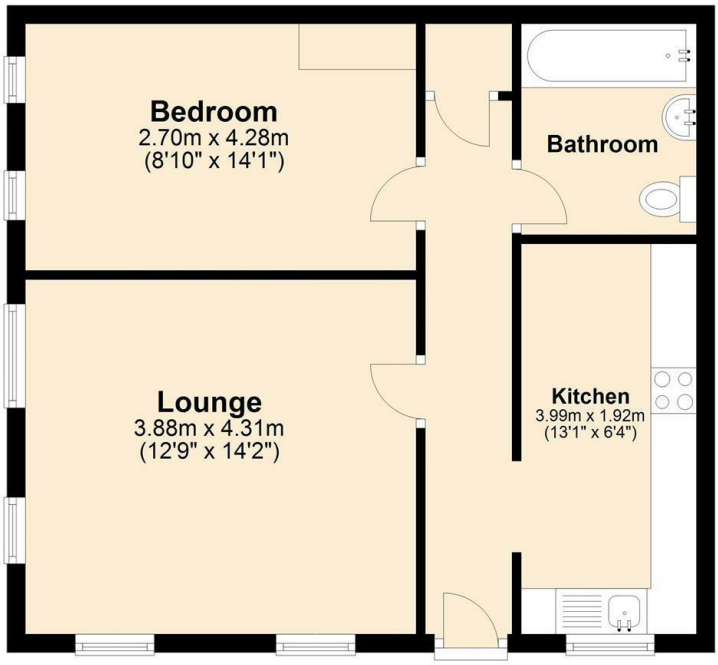
Holding Deposit
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee. 1 month rent and 1 month bond payable prior to move in.



Offers Over £75,000

Ground Floor

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



Total area: approx. 48.5 sq. metres (522.0 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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