



Surtees Haugh | Blaydon | NE21 4FN

OIEO £105,000



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SOUGHT AFTER LOCATION

NEAR RIVER TYNE

FIRST FLOOR APARTMENT

JULIET BALCONY

COMMUNAL GARDENS

ALLOCATED PARKING

BIKE SHED

IDEAL FIRST TIME BUY

RMS | Rook
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Sayer

THIS TWO-BEDROOM FLAT ON THE SOUGHT AFTER STELLA RIVERSIDE OFFERS A PRACTICAL LAYOUT AND IN IN GOOD CONDITION THROUGHOUT, IDEAL FOR FIRST TIME BUYERS OR INVESTORS

INSIDE, AN OPEN-PLAN RECEPTION ROOM AND KITCHEN CREATES A SOCIABLE LIVING SPACE, HELPED BY GOOD NATURAL LIGHT AND A JULIET BALCONY THAT ALLOWS FRESH AIR AND VIEWS OUT. THE KITCHEN AREA IS DESIGNED TO MAXIMISE SPACE AND USABILITY, WHILE THE RECEPTION AREA OFFERS ROOM FOR BOTH SEATING AND DINING. BOTH BEDROOMS ARE DOUBLES, PROVIDING FLEXIBLE OPTIONS FOR SHARERS, GUESTS OR HOME WORKING. THE BATHROOM FEATURES A SHOWER OVER BATH, OFFERING BOTH CONVENIENCE AND VERSATILITY.

THE FLAT BENEFITS FROM GAS CENTRAL HEATING, AN ALLOCATED PARKING SPACE AND USE OF A BIKE SHED, ADDING USEFUL EVERYDAY PRACTICALITY. THE LOCATION IS CLOSE TO RIVERSIDE WALKS ALONG THE TYNE, GIVING EASY ACCESS TO LOCAL WALKING ROUTES AND GREEN SPACE.

BLAYDON'S LOCAL AMENITIES INCLUDE SUPERMARKETS, SHOPS AND CAFÉS, WITH FURTHER OPTIONS IN NEARBY WINLATON AND ALONG BLAYDON'S MAIN HIGH STREET AREAS. BLAYDON RAILWAY STATION IS WITHIN EASY REACH, WITH SERVICES TYPICALLY RUNNING TO NEWCASTLE CENTRAL IN AROUND 10-15 MINUTES AND TOWARDS HEXHAM AND CARLISLE*, MAKING COMMUTING OR TRIPS INTO THE CITY STRAIGHTFORWARD. ROAD LINKS VIA THE A1 AND A695 CONNECT WELL ACROSS TYNESIDE AND TOWARDS COUNTY DURHAM AND NORTHUMBERLAND.

OVERALL, THIS WELL-LOCATED TWO-BEDROOM FLAT COMBINES PRACTICAL FEATURES WITH ACCESS TO LOCAL RIVERSIDE AND TOWN AMENITIES.

The accommodation:

Entrance:

Secure entry system, communal entrance, stairs to first floor landing.

Hallway:

Wooden door to the front, storage and radiator.

Lounge: 20'4" 6.20m max x 12'1" 3.68m unusual shape
UPVC Juliette balcony, UPVC window, radiator and open plan to;

Kitchen: 12'0" 3.66m x 6'7" 2.00m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated gas hob, electric oven and plumbing for washing machine and plumbing for dishwasher.

Bedroom One: 10'10" 3.30m x 10'8" 3.25m

UPVC window and radiator.

Bedroom Two: 12'2" 3.71m x 7'5" 2.26m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath with shower over, low level wc, wash hand basin, part tiled and radiator.

Externally:

There are communal gardens, a bike shed and allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: No

Parking: ALLOCATED PARKING

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.

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 01.01.2008

Ground Rent: £250 yearly

Service Charge: £152 monthly

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: A

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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.



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