# FAIRFIELD PLACE

## WINLATON

livinglocal

welcoming you home




***MUST BE VIEWED*** A great two bedroom upper floor apartment in Blaydon. Briefly comprising of communal entrance with secure entry system, entrance hall, spacious open plan lounge/kitchen living space, two bedrooms (the master having its own en-suite shower room) and a main bathroom. Externally there is an allocated parking space as well as visitor parking. This property must be viewed to appreciate the standard of the accommodation on offer. EPC rating C.









- ***CHAIN FREE***
- Two Bedrooms
- Central Village location
- Modern First Floor Apartment
- Allocated Parking Space
- EPC Rating C








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Chronicle

Living Space
22'9" x 11'11" Max
Open plan living space with options for lounge, dining and kitchen areas.

Bedroom 1
14'7" x 8'11"
Benefits from its own en-suite bathroom.

En-Suite
6'11" x 6'4"
White suite en-suite shower, W/C and wash basin.

Bedroom 2
8'1" x 6'4"
Overlooks the entryway and allocated car park.

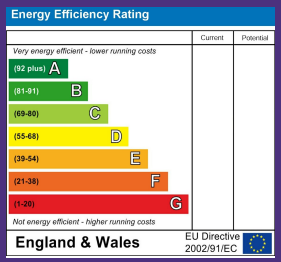
Bathroom
8'6" x 7'2"
Spacious white suite bath, w/c and wash basin.

Externally
Externally the property overlooks local shops and surrounding streets to the front. With code protected communal entryway and resident allocated car park to the rear. Only a short walk from Winlaton Village and transport links.

Additional Information
Council tax band A. EPC Rating C. We understand this property is leasehold. 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.

Leasehold Information
Length of original lease: 125 years
Original date: April 2007
Years remaining: 106 years
Annual ground rent: £150
Ground rent review period: Every 25 years
Annual service charge: £1584
Included in the service charge: The vendor has advised the following is covered by the service charge Window Cleaning, Communal Areas Cleaning, Landscape Maintenance, Communal Area Electricity, Water Rates, Repairs, Emergency Lighting Testing, Fire Risk Assessment, Fire Equipment Maintenance, Accountancy Fees, Management Fees Reserve Fund Contribution.

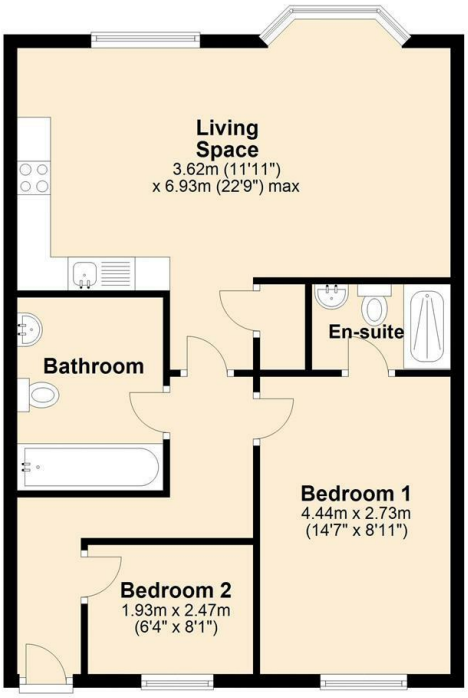
Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.




Asking Price £70,000

## Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)




Total area: approx. 61.4 sq. metres (661.3 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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