



## Abingdon Court, Blaydon, Tyne and Wear, NE21 4BJ

**\*\*\*CHAIN FREE\*\*\*** First floor flat in the popular Loup Farm Estate in Blaydon. The property comprises of entrance hall, open plan lounge/kitchen, one double bedroom and bathroom with shower over bath. The property benefits from a garage en bloc with additional parking available on street. Available immediately with no onward chain. Book your viewing early to avoid disappointment. EPC rating E.

**\*\*\*CHAIN FREE\*\*\***

**First Floor Flat**

**One Bedroom**

**Open Plan Living**

**Garage En Bloc**

**EPC Rating E**

**Offers Over £45,000**

**Open plan lounge/kitchen 18' 0" x 9' 2" (5.48m x 2.80m) max**

Open plan lounge area, kitchen area fitted with a range of wall and base units, integrated oven/hob, space for washing machine (not included), built in storage cupboard.

**Bedroom 11' 9" x 7' 6" (3.57m x 2.28m)**

Dark wood effect laminate flooring, sliding door from lounge.

**Bathroom 5' 11" x 5' 6" (1.81m x 1.67m)**

Bath with electric shower over, wash basin, W/C.

**Externally**

The property is accessed via an external staircase which has been recently painted and new metal railings installed. The current owner has already paid their share of these works. Garage in block. Further parking available on street.

**Leasehold Information**

Length of original lease: 125 years Original date: October 2001 Years remaining: 101 years Ground rent review period: Doubles every 25 years Annual ground rent: £31 Annual service charge: From March 2026 the service charge is £100.29 per month or £1203.59 per annum. Included in the service charge: building insurance, maintenance of grounds communal electricity/lighting looked after by Hadrian Property Management. 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**

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. Council tax band A. Rental income would be in the region of £425-£450 per month. The property has recently had a replacement window to the lounge, facias replaced, full roof replacement with insulation and cavity wall insulation.

**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.

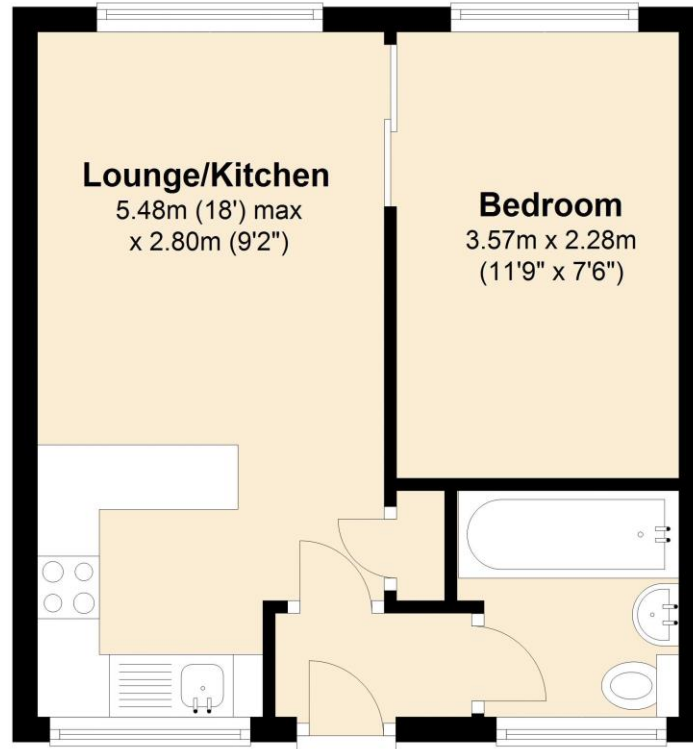
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



# Floorplan

## First Floor



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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