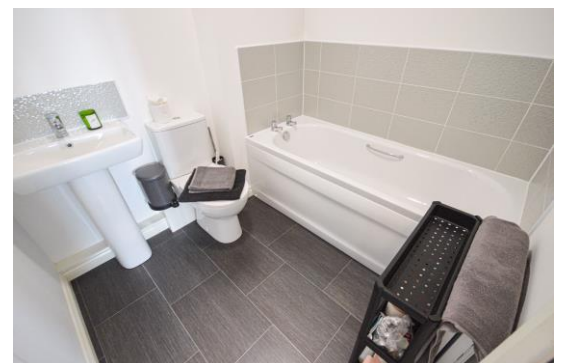




Alnwick House Blyth

- Stunning Top Floor Flat
- Two Bedrooms/ En Suite
- Allocated Parking Space
- Fabulous Lounge with Juliette Balcony ,
- Affordable House/ Section 106

£ 64,000



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ROOK
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Alnwick House

NE24 4GU

A stunning top floor apartment in secure block. Located on the modern Crofton Grange development, close to Asda, local schools and convenient access to the A189 and A1. The property briefly comprises :Secure entry system, spacious hallway, fabulous sized lounge with Juliette Balcony opening to the contemporary fitted kitchen, two spacious bedrooms, the master bedroom with a stylish en-suite and good size shower cubicle. Modern bathroom suite and allocated parking bay. Gas radiator central heating system, double glazing. Interest in this property will be high . This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. (We are waiting for final confirmation of this). The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit: <http://www.northumberland.gov.uk/Housing/Affordable.aspx#affordablehousing>



ENTRANCE HALLWAY

Storage cupboard

LOUNGE 14'39 (4.38m) x 11.37 (3.46m)

Double glazed doors, Juliette balcony, radiator, tv point.

KITCHEN 7'65 (2.33m) x 7'43 (2.26m)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating with roll work surfaces, stainless steel sink and drainer unit, built in electric over with gas hob. Space for fridge / freezer.

BEDROOM ONE 12'16 (3.70m) x 8'44 (2.57m) min.measurements excluding recess.

Double glazed window to front, radiator

ENSUITE

Shower cubicle, low level w.c, hand basin.

BEDROOM TWO 11'84 (3.60M) x 5.91 (1.80m) max. measurements in recess.

Double glazed window to front, radiator.

BATHROOM

White three piece suite comprising panelled bath, low level w.c, wash hand basin, radiator.

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: 125 years from 01.01.2018

Ground Rent: £100 per annum

Service Charge: £75.83 per month

Buildings Insurance - £9.29 per month

Council Tax Band: A

EPC Rating:C

BL00010724/AJ/MW/120923/V.2

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

