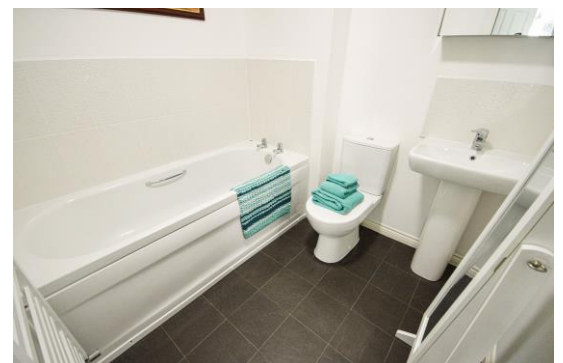




Alnwick House Blyth

- Stunning Two Bedroom Flat
- Secure Entry
- En Suite
- Parking Space
- Section 106 Affordable Housing, 80%

£ 64,666



01670 352900
21-23 Waterloo Road, Blyth NE24 1BW

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blyth@rmsestateagents.co.uk

Alnwick House

NE24 4GU

A gorgeous Ground 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. Secure entry system, spacious hallway, fabulous sized lounge opening to the contemporary fitted kitchen with integrated appliances, two spacious bedrooms, the master bedroom with a stylish En-suite and large shower cubicle. Modern bathroom suite and allocated parking bay. Gas radiator central heating system, double glazing. **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

Secure door leading to stairwell. Door into property.

HALLWAY

Storage cupboard and radiator.

LOUNGE 14'42 x 11'35 (4.37m x 3.43m)

Double glazed window to the side, radiator and open plan design into kitchen.

KITCHEN 7'72 x 7'51 (2.31m x 2.26m)

Fitted with a range of wall, floor and drawer units with coordinating work surfaces, stainless steel sink unit and mixer tap. Built in electric oven, gas hob and space for fridge freezer. Double glazed window and radiator.

BEDROOM ONE 10'70 x 8'55 (3.22m x 2.57m) Min measurements

Double glazed window to the front, radiator and fitted wardrobes.

EN-SUITE

Low level WC, wash hand basin, heated towel rail and shower cubicle.

BEDROOM TWO 11'51 x 5'93 (3.48m x 1.75m)

Double glazed window and single radiator.

BATHROOM

Three piece suite comprising: Panelled bath, wash hand basin and low level WC. Heated towel rail and extractor fan.

EXTERNAL

Allocated parking bay.

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: 125years from December 2018

Ground Rent: £50 per/annum

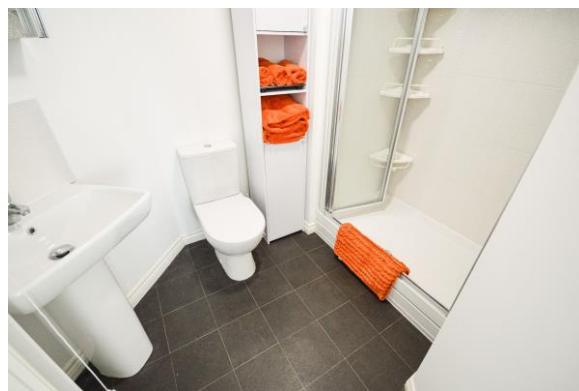
Service Charge: £82 per/month

Building Insurance £134 per/annum

Council Tax Band:A

EPC Rating:C

BL10786 /AJ /GH /17/10/23/V.V1



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

