



## Stonechat Mount

Blaydon

- First Floor Flat
- Communal Garden
- No Chain
- One Bedroom
- Allocated Parking Bay
- EPC - D

**£ 60,000**

0191 413 1313  
2 Grange Road, Ryton NE40 3LT

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# 4 Stonechat Mount

Blaydon, NE21 4NS

ONE BEDROOM APARTMENT IN THIS POPULAR DEVELOPMENT WITH ACCESS TO LOCAL AMENITIES AN TRANSPORT LINKS, ALLOCATED PARKING AND NO ONWARD CHAIN. COMPRISING OF SECURE COMMUNAL ENTRANCE, ENTRANCE HALL WITH STORAGE CUPBOARD, OPEN PLAN KITCHEN LIVING SPACE, DOUBLE BEDROOM AND BATHROOM WITH THREE PIECE BATHROOM SUITE AND SHOWER OVER BATH. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

Communal Entrance:

Secure entrance, stairs to first floor landing, communal utility room and communal gardens.

Entrance:

Storage.

Hall:

Open Plan Lounge/Kitchen: 15'0" 4.57m max x 12'3" 3.73m max

Three double glazed windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit, splash backs, integrated ceramic hob and electric oven, integrated fridge freezer and wall mounted electric heater.

Bedroom One: 9'9" 2.97m x 7'9" 2.36m

Double glazed window.

Bathroom wc:

Double glazed window, bath with shower over, low level wc, pedestal wash hans basin, plumbed for washing machine and storage.

## 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 30 August 1991

Ground Rent: £11.11 per annum

Service Charge: £37.17 monthly

**Council Tax Band: A**

**EPC Rating: D**

RY00006568/VS/EW/05.10.2023/V.1.

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



**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.

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