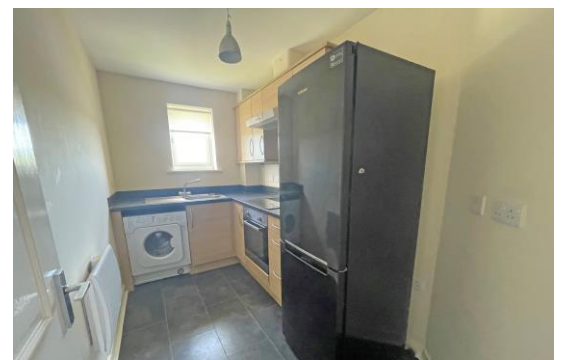




Cromwell Ford Way Blaydon

- Top Floor Flat
- Two Bedrooms
- En Suite
- Communal Garden
- Allocated Parking & Bike Store

£ 115,000



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ROOK
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66 Cromwell Ford Way

Blaydon, NE21 4FH

THIS BEAUTIFUL TOP FLOOR APARTMENT IS AVAILABLE IN THE MUCH SOUGHT AFTER STELLA RIVERSIDE ESTATE. THE PROPERTY IS ACCESSED THROUGH A SECURE ENTRY SYSTEM AND THERE IS A COMMUNAL ENTRANCE TO THE SECOND FLOOR APARTMENT WHICH OFFERS A SPACIOUS LIVING ROOM, WITH RIVER FACING BALCONY WHICH PROVIDES BREATHTAKING VIEWS. THERE IS A FITTED KITCHEN AND TWO DOUBLE BEDROOMS, ONE WITH EN SUITE SHOWER ROOM. THERE IS ALSO A SEPARATE BATHROOM. THERE IS AN ALLOCATED PARKING SPACE AND EXTERNAL BIKE STORAGE. THIS PROPERTY WOULD MAKE AN EXCELLENT PURCHASE FOR FIRST TIME BUYERS, INVESTORS OR DOWN SIZERS. CALL US NOW TO ARRANGE A VIEWING.

The accommodation:

Entrance:

Communal secure entrance to second floor landing, door to the flat, two storage cupboards and electric wall heater.

Lounge: 17'10" 5.44m x 15'0" 4.57m

UPVC window, UPVC French doors to the balcony and electric wall heater.

Kitchen: 11'0" 3.35m x 5'11" 1.80m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated hob and oven and integrated washing machine.

Bedroom One: 12'7" 3.84m x 10'1" 3.07m

UPVC window and electric wall heater.

Bedroom Two: 10'10" 3.30m x 8'9" 2.67m

UPVC window and electric wall heater.

En Suite:

Shower, low level wc, wash hand basin and heated towel rail.

Bathroom wc:

Bath, low level wc, pedestal wash hand basin, part tiled and heated towel rail.

Externally:

There are communal gardens, an allocated parking space and a bike store.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAIN

Sewerage: MAINS

Heating: ELECTRIC

Broadband: ADSL

Mobile Signal / Coverage: AVERAGE

Parking: ALLOCATED PARKING

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: 155 years from 1 March 2009

Ground Rent: £240 per annum

Service Charge: £1223.03

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
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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