



College Place Ashington

- Ground Floor Flat
- Ideal For First Time Buyers
- One Bedroom
- Popular Area
- EPC Rating: C
- Council Tax Band: A

AUCTION GUIDE PRICE £32,500

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ROOK
MATTHEWS
SAYER

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College Place, Ashington

PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Laminate flooring, 3 storage cupboards.

LOUNGE 11'10 (3.61) x 14'11 (4.55)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, television point, coving to ceiling, laminate flooring.

KITCHEN/DINING ROOM 9'1 (2.77) x 8'7 (2.62)

Double glazed window to rear, double radiator, range of floor units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker/ range oven, space for fridge/freezer, plumbed for washing machine, laminate flooring.

BEDROOM ONE 9'11 (3.02) x 11'7 (3.53)

Double glazed window to front, single radiator.

BATHROOM/WC

3 Piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, single radiator, tiling to walls, vinyl flooring.

OUTHOUSE BY FRONT DOOR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: On street parking.

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: 97 years from 15/03/2024

Ground Rent: £10 per annum.

Building Insurance: £188.66 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: C

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