



Medway Place Cramlington

- Apartment
- Two Bedroom
- En-Suite To Master
- Garage & Multi Car Driveway
- EPC:C/Council Tax:B/ Leasehold 999 years from 1.12.1996

Offers In The Region Of £115,000



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Medway Place

Cramlington

Entrance

Via UPVC entrance door.

Downstairs Entrance Hallway

Door to internal garage, radiator, stairs leading to first floor landing, storage cupboard housing fridge freezer.

Lounge 13'65ft x 13'03ft (3.96m x 3.96m)

Double glazed window to rear, single radiator, television point, coving to ceiling, door to:

Kitchen 7'35ft x 9'80ft (2.13m x 2.74m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring, coving to ceiling.

Bedroom One 8'57ft + wardrobes x 16'03 (2.43m x 4.87m)

Double glazed window to front, fitted wardrobes and drawers, coving to ceiling.

En-Suite 5'05ft max x 7'42ft max (1.52m x 2.13m)

Low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (electric shower), part tiling to walls.

Bedroom Two 10'54ft x 16'11ft max (3.04m x 4.87m)

Double glazed window to front, single radiator, built in cupboard, coving to ceiling.

Bathroom/Wc 6'62ft x 7'39ft (1.82m x 2.13m)

Three-piece coloured suite comprising; panelled bath, wash hand basin (set in vanity unit), low level wc, single radiator, part tiling to walls, extractor fan.

External

Attached garage with up and over door, power and lighting, driveway to front.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: yes

Parking: garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from 1 December 1996

Ground Rent: £35.00 per annum.

Service Charge: No service charge

Any Other Charges/Obligations: N/a

Restrictions on lease; Not to use the property or any part thereof or suffer the same to be used for any trade business or manufacture or for any other purpose than for a single private flat for the use

COUNCIL TAX BAND: B

EPC RATING: C

BD008023CM.27.03.24SO.V.4

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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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