



Ultr Court

Blyth

- First Floor Flat
- No Upper Chain
- Two Double Bedrooms
- French Doors with Juliet balcony
- Sought After Area
- Allocated Parking Bay

Offers Over £ 95,000

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Ulltor Court Blyth

PROPERTY DESCRIPTION

ENTRANCE HALL

Double glazed entrance door, built in cupboard, radiator

LOUNGE 20' 02" (6.15m) Max x 12' 01" (3.68m) Max

Double glazed window to front, telephone and television points, double glazed French door with Juliet balcony, double radiator, intercom

KITCHEN 12' 01" (3.68m) X 6' 08" (2.03m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric oven and gas hob, extractor hood, space for automatic washing machine, vent for tumble dryer, space for fridge/freezer, wall mounted combination boiler, double glazed window to front

BEDROOM ONE 10' 10" (3.3m) X 10' 08" (3.25m)

Double glazed window to rear, radiator

BEDROOM TWO 12' 01" (3.68m) X 7' 06" (2.29m)

Double glazed window to side, radiator

BATHROOM/WC

White three piece suite comprising panelled bath with mixer shower tap, glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, double glazed frosted window to rear

EXTERNALLY

Allocated parking bay

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking with permit

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: 125 years from 2006

Ground Rent: £300 per annum

Service Charge: £1472.71

COUNCIL TAX BAND: A

EPC RATING: TBC

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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

