



Cromwell Court | Blyth | NE24 5BR

£72,500



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Second Floor Flat With Lift Access

Beautifully Presented

Newly Fitted Kitchen

Allocated Parking Space

Two Bedrooms

Secure Entrance

No Upper Chain

ROOK
MATTHEWS
SAYER

ENTRANCE

ENTRANCE HALLWAY

Storage cupboard, electric heater

LOUNGE 18'7 (5.66) X 9'2 (2.80)

Double glazed French doors to front, wall mounted flame effect fire, electric heater

KITCHEN 7'10 (2.40) x 5'9 (1.75)

Double glazed window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob, integrated fridge/freezer, plumbed for washing machine

LOFT

Pull down ladders

BEDROOM ONE 14'1 (4.30) X 9'8 (2.96) maximum measurements into recess

Double glazed window to front, fitted wardrobes, electric heater

BEDROOM TWO 14'1 (4.31) X 8'4 (2.54) maximum measurements into recess

Double glazed window to front, fitted wardrobes, electric heater

SHOWER ROOM

Shower cubicle, wash hand basin set in vanity unit, low level WC, spotlights, heated towel rail, tiling to walls, tiled flooring

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

Accessibility: Suitable for wheelchairs, lift access

Restrictions: No pets

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 1st January 2006

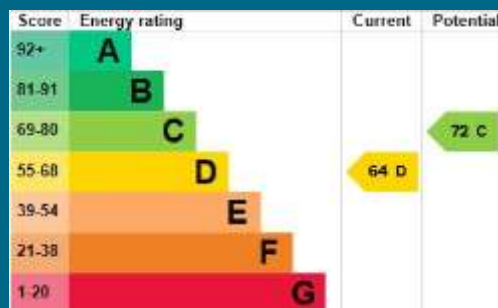
Ground Rent: £184.93 per month

Review date: December 2025

COUNCIL TAX BAND: A

EPC RATING: D

BL00011517.AJ.DS.22/05/2025.V.1





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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**ROOK
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SAYER**