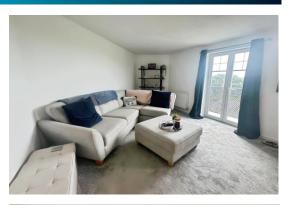


# Stamfordham Court Ashington

- Two Bedroom Flat
- Views of Countryside
- Ideal for First Time Buyers
- Popular Location
- Council Tax Band: A

£ 90,000







## Stamfordham Court

### **Ashington**

#### PROPERTY DESCRIPTION

#### **COMMUNAL ENTRANCE**

#### **ENTRANCE HALLWAY**

Laminate flooring, single radiator, storage cupboard.

#### LOUNGE 12'5 (3.78) x 21'0 (6.40) max

Double glazed window to rear, double glazed patio doors to juliet balcony, double radiator, television point, open to kitchen.

#### KITCHEN 6'8 (2.03) x 12'4 (3.76)

Double glazed window to rear, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built In electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring.

#### BEDROOM ONE 10'11 (3.33) x 10'10 (3.30)

Double glazed window to front, single radiator.

#### BEDROOM TWO 7'6 (2.29) x 13'0 (3.96)

Double glazed window to rear, single radiator, loft access.

#### BATHROOM/WC

3 piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, single radiator, part tiling to walls, tiled flooring.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband:

Mobile Signal Coverage Blackspot: No Parking: Allocated parking space

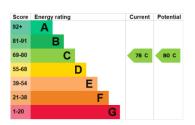
#### **TENURE**

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 1 January 2005

Leasehold and management charges: £1477.68 in total (per annum)

## **COUNCIL TAX BAND:** A **EPC RATING:** C



AS00010251.GD.LD.16/06/2025.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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