



Station Mews | Bedlington | NE22 7JA

£42,000



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Chain free one bedroom ground floor flat on Station Mews, Bedlington Station. Close to nearby shops and amenities the property is just a short distance from the proposed Bedlington Northern line station. In need of some updating and refurbishment the accommodation comprises briefly; entrance hallway, lounge, kitchen, double bedroom with storage cupboard and bathroom. Externally there is a small garden to the front. Viewings advised.

ROOK
MATTHEWS
SAYER

Entrance

Via UPVC entrance door.

Lounge 11'08ft x 13'06ft (3.35m x 3.96m)

Double glazed window, single radiator, laminate flooring, television point.

Kitchen 9'08ft x 5'10ft (2.74m x 1.52m)

Double glazed window to front, single radiator, fitted with a 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, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine, tiled floor, combi boiler.

Bedroom One 10'03ft x 13'06ft (3.04m x 3.96m)

Double glazed window, single radiator, storage cupboard.

Bathroom 6'11ft x 6'00ft max (1.82m x 1.82m)

Three piece white suite comprising of panelled bath with shower over, low level wc, double glazed window, part tiling to walls, extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: Disconnected

Water: Disconnected

Sewerage: Disconnected

Heating: Disconnected

Broadband: Disconnected

Mobile Signal Coverage Blackspot: No

Parking: None

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: 999 years from 26 November 2007

Ground Rent: TBC

Service Charge: TBC

COUNCIL TAX BAND: A

EPC RATING: C

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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



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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