



Acklington Court | Ashington | NE63 8UN

Modern first floor two bedroomed apartment on the popular Portland estate in west Ashington with excellent transport links. The property briefly comprises of a large light living kitchen area with beautiful views over open countryside, two bedrooms and a contemporary bathroom. Externally there is an allocated parking bay. Viewing recommended.

Offers over £90,000

ROOK
MATTHEWS
SAYER



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**Two bedroomed first floor
apartment**

**Larger living /kitchen area
with Juliet balcony**

Gas central heating

Double glazing

Allocated parking

Modern bathroom

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

COMMUNAL ENTRANCE

ENTRANCE HALLWAY:

Laminate flooring, single radiator, storage cupboard

LOUNGE AREA: 8'4 (2.54) X 24'8 (7.52) :

Juliet balcony, front double glazed window, single radiator, television point, laminate floor, views to open countryside.

KITCHEN: 8'3 (2.52) X 8'10 (2.69):

double glazed front window, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, plumbed for washing machine and dishwasher, laminate flooring, spotlights

BEDROOM ONE: 11'9 (3.58) X 8'7 (2.62)

Double glazed to rear, single radiator, walk in wardrobe with double glazed window

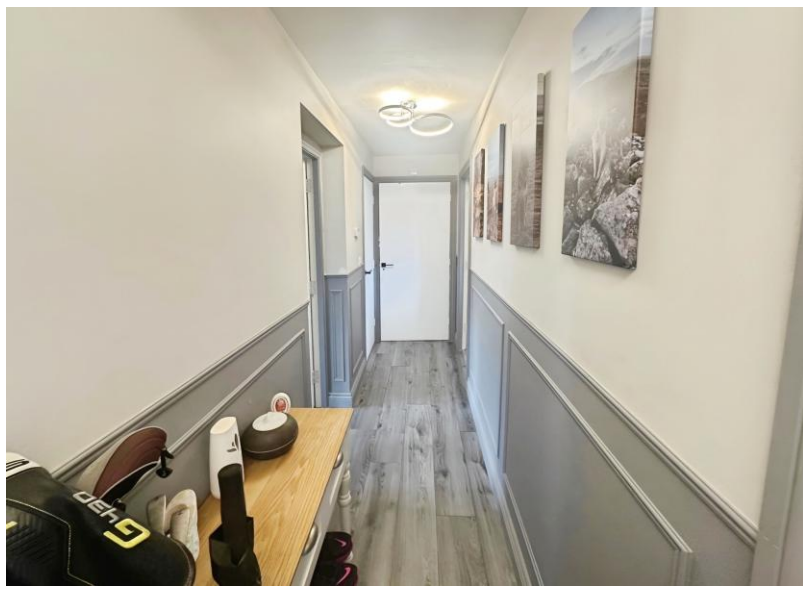
BEDROOM TWO: 8'6 (2.59) X 7'6 (2.29)

Double glazed window to rear, single radiator

BATHROOM/WC:

3 piece white suite comprising:

Panelled bath, electric shower over, pedestal wash hand basin, low level wc, spotlights, heated towel rail, part tiling to walls, tiled flooring, extractor fan



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking bay

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. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.
If you require any further information on this, please contact us.

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 01/01/2015

Service Charge: £115 monthly

COUNCIL TAX BAND: A

EPC RATING: C

AS00010320
GD/FG 18/08/2025 VERSION 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING C

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.

