



Elmfield Court

Bedlington

- Well Presented Apartment
- Two Bedroom
- Modern
- Leasehold - 125 years from 17/07/2008
- EPC:B/ Council Tax:A

£79,000



01670 531 114
82 Front St, Bedlington, NE22 5UA

ROOK
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SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Elmfield Court

Bedlington NE22 7GA

Communal Entrance

Entrance door.

Hallway

Storage cupboard, LVT flooring.

Kitchen/Diner/ Lounge 13.35ft x 16.34ft (4.06m x 4.98m)

To the lounge, two double glazed windows to front and side, two double radiators, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, sink unit with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer dishwasher and microwave, tiled flooring, spotlights.

Large Storage Cupboard

Housing boiler, plumbed for washing machine/ tumble dryer.

Bedroom One 13.47ft x 9.28ft (13.47m x 2.82m)

Double glazed window to front.

Bedroom Two 12.38ft x 6.54ft (3.77m x 1.99m)

Double glazed window to front, single radiator, open storage cupboard, LVT flooring.

Bathroom 5.24ft x 7.35ft (1.62m x 2.24m)

Three piece white suite comprising of; wash hand basin (set in vanity unit), walk in shower (mains shower), low level wc, spotlights, single radiator, tiling to walls, tiled flooring, extractor fan.

Comunal Space

Secure bike lock up, meter room for gas and electric.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: mains

Broadband: cable

Mobile Signal Coverage Blackspot: no

Parking: communal parking

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 17/07/2008

Ground Rent: no rent

Service Charge: £2,781.03 per annum

COUNCIL TAX BAND: A

EPC RATING: B

BD008245JY/SO.08.10.24.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

