



Huntingdon Drive | Cramlington | NE23 2FA

Offers In Excess Of £100,000

Updated and beautifully presented by its current owner this first floor flat is a must view. Located in Cramlington with excellent transport links and amenities close by it makes a perfect first time buyer home. The property has lounge/diner, kitchen, two double bedrooms and updated bathroom. Externally it offers open views to the front a private rear garden and a garage in the block to the rear. Early viewing is advised to avoid disappointment.

ROOK
MATTHEWS
SAYER



First Floor Flat

Garage

Two Bedroom

Open Views To Front

Updated To High Standard

Leasehold – 88 years remaining

Private Rear Garden

EPC: C/Council Tax:A

For any more information regarding the property please contact us today

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, double glazed window to side.

Lounge 15.84ft x 12.73ft (4.82m x 3.88m)

Double glazed window to front, double radiator, built in storage cupboard, television point, coving to ceiling.

Kitchen 8.71ft x 6.79ft (2.65m x 2.06m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring.

Bedroom One 12.51ft x 9.84ft (3.81m x 2.99m)

Double glazed window to front, single radiator, television point.

Bedroom Two 9.91ft x 9.34ft (3.02m x 2.84m)

Double glazed window to rear, fitted wardrobes and drawers, built in cupboard.

Bathroom/wc 7.04ft x 6.40ft (2.14m x 1.95m)

Four piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, double radiator, part tiling to walls, extractor fan.

External

Private rear garden laid mainly to lawn, flower beds, bushes and shrubs.

Garage

Garage in separate block, up and over door, new roof.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage in separate block & on street 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: 100 years from 20.08.2013

Ground Rent: £612.00 per annum.

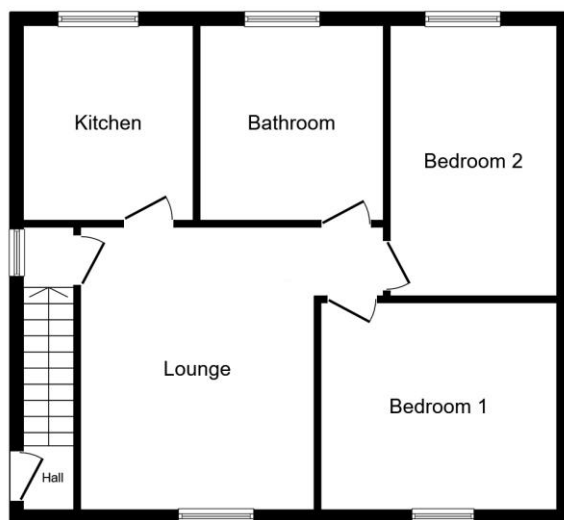
Service Charge: N/a

Any Other Charges/Obligations: N/a

COUNCIL TAX BAND: A

EPC RATING: C

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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



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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