



Alverston Close | Lemington Rise
NE15 8TB

£45,000



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Stylish Studio

Spacious Lounge/Bedroom

Modern Fitted Kitchen

Shower Room/W.C



RMS | Rook
Matthews
Sayer

A well-presented first floor studio flat, offering an excellent opportunity for first-time buyers and investors alike. Situated in a convenient and sought-after location, this property benefits from easy access to local amenities, transport links, and nearby attractions.

The accommodation comprises a bright studio room with ample space for living and sleeping areas, a fitted kitchen, and a separate bathroom/W.C. This property is offered with no onward chain, ensuring a smooth and straightforward purchase process. With strong rental potential and low maintenance requirements, it represents an attractive addition to any investment portfolio. Early viewing is highly recommended to fully appreciate the potential this property has to offer.

Lounge/Bedroom 15' 5" x 8' 8" (4.70m x 2.64m)
Two double glazed windows, electric heater, and a television point.

Kitchen 8' 6" Max x 5' 10" Max (2.59m x 1.78m)
Fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, splash back tiles, plumbing for automatic washing machine and a double glazed window

Dressing Room 8' 6" x 4' 0" (2.59m x 1.22m)

Shower Room
Fitted with a low level W.C wash hand basin, walk in shower cubicle, part tiled walls and storage unit.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Electric
Broadband: Not Known
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

MINING

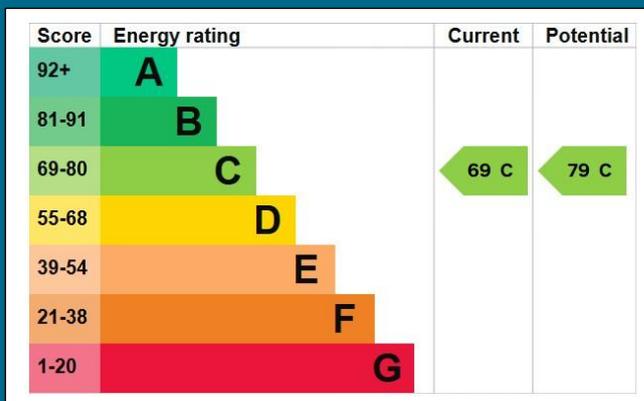
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

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: 120 years from 01/09/1981
Ground Rent: £74.00 Per Annum
Service Charge: £39.00 Per Annum
Buildings Insurance Premium: £168.00 (including service charge)

Any maintenance cost associated with communal areas are shared between the owners of the 8 flats in the block.

COUNCIL TAX BAND: A
EPC RATING: C



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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.