



RMS | Rook
Matthews
Sayer

Blenheim House | City Centre | NE1 4AG

£175,000

This well presented two-bedroom flat is for sale in Newcastle upon Tyne and sits within a distinctive converted factory, offering an appealing blend of character and modern living.

RMS | Rook
Matthews
Sayer



x2



x1



x1

Two Bedroom Apartment

Share of Freehold

Social Open Plan Living Space

Council Tax Band C / EPC TBC

Allocated Parking Space

**Leasehold – 999 years from 31
May 1989**

**Prime Newcastle City Centre
Location**

**Service Charges £3,541.95 per
annum / Ground Rent £50 per
annum**

For any more information regarding the property please contact us today

COMMUNAL ENTRANCE: Lift and stair access to all floors.

LOUNGE/DINING ROOM: (open plan): 25'10 x 17'6, (7.88m x 5.32m – longest points), 2 double glazed windows to front, wood floor and 2 hybrid electric heaters.

KITCHEN: Base cupboards and work surfaces, 1 ½ Belfast style sink, extractor hood and electric cooker point with tiled floor.

BEDROOM ONE: 19'7 x 8'5, (5.97m into recess x 2.57m), double glazed window to front, built in wardrobe area, sink set in unit with a hybrid electric heater.

BEDROOM TWO: 11'10 x 10'5, (3.61m x 3.18m), 2 double glazed windows to rear, with a hybrid electric heater.

BATHROOM/WC: 8'4 x 7'2, (2.55m x 2.18m), white 3 piece suite comprising of a P shape paneled bath and electric shower over pedestal wash hand basin with a low level WC, tiled walls, tiled floor and a heated towel rail.

EXTERNALLY: Allocated parking space.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: One 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.

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 31 May 1989

Ground Rent: £50 per annum

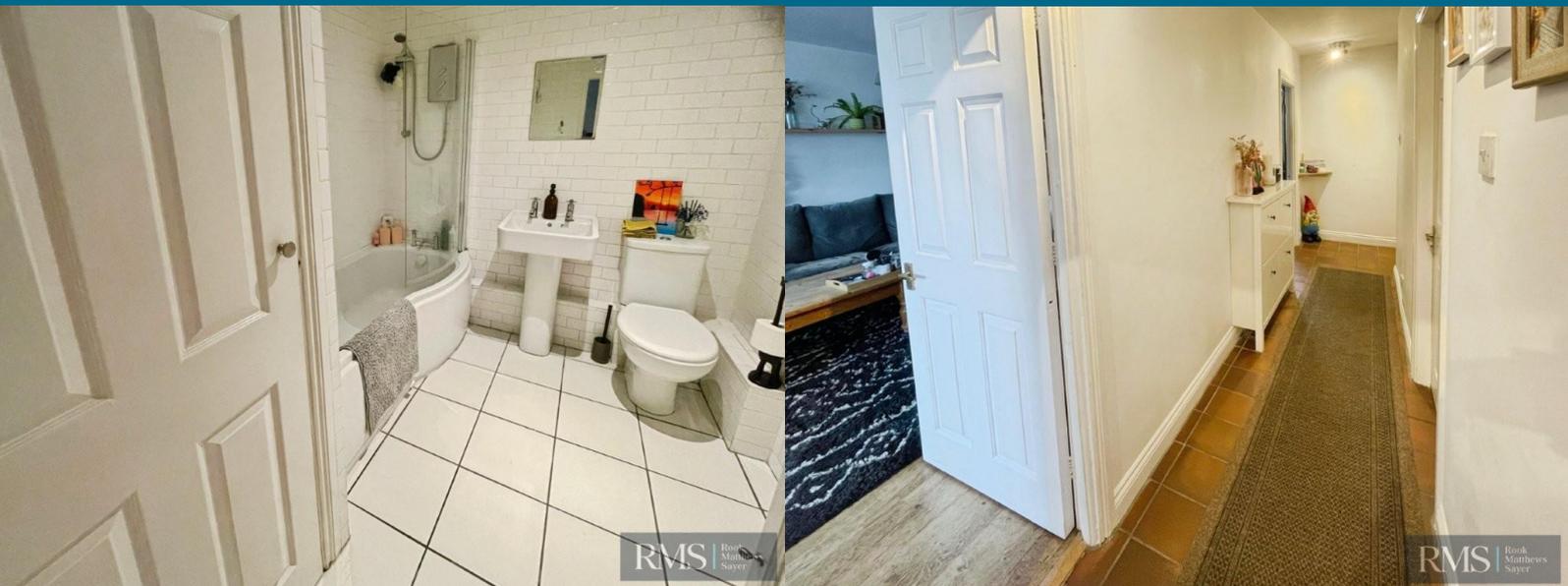
Service Charge: £3,541.95 per annum

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: C

EPC RATING: TBC

JR4640.CW.MB.9.3.36.V.1

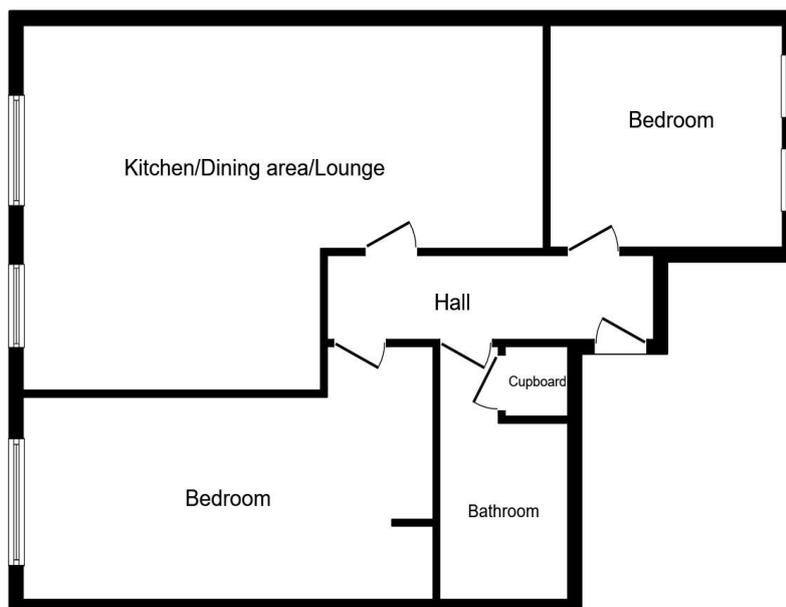


T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Flat 30, Blenheim House, NE1 4AG



Floor Plan

Floor area 79.9 sq.m. (860 sq.ft.)

Total floor area: 79.9 sq.m. (860 sq.ft.)

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

EPC RATING TBC

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.



T: 0191 281 6700

jesmond@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer