



Arundel Close | Bedlington Station | NE225YJ

# Offers In Excess Of £50,000

A fantastic opportunity to acquire this well-presented first floor flat, ideally positioned in the highly sought-after residential area of Bedlington. Conveniently located close to the new train station, this property is perfect for commuters and offers excellent connectivity.

Offered with no upper chain, the property is ready to move straight into and boasts a modern fitted kitchen and stylishly updated bathroom. The accommodation briefly comprises a bright and spacious lounge, contemporary kitchen, two well-proportioned bedrooms, and a modern bathroom.

Externally, the property benefits from a front garden and a detached garage situated within a separate block, providing additional storage or parking.

Please note: the property is available to cash buyers only due to a short lease.

An early viewing is essential to fully appreciate the location, presentation, and potential this property has to offer.

**RMS** | Rook  
Matthews  
Sayer



**First Floor Flat**

**Gas Central Heating**

**Two Bedroom**

**Cash Buyers Only**

**No Onward Chain**

**Leasehold - 46 years remaining**

**Immaculate Presentation**

**EPC: TBC / Council Tax:A**

For any more information regarding the property please contact us today



**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### Entrance

Via UPVC entrance door.

### Entrance Hallway

Stairs to first floor landing.

### Lounge 14.44ft x 10.83ft (4.40m x 3.30m)

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

### Kitchen 8.78ft x 8.62ft (2.67m x 2.62m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric hob with extractor fan above, space for cooker and fridge, plumbed for washing machine, tiling to floor.

### Landing

Built in storage and loft access.

### Bedroom One 12.45ft x 10.08ft (3.79m x 3.07m)

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

### Bedroom Two 8.60ft x 8.18ft into wardrobes (2.62m x 2.49m)

Double glazed window to front, single radiator, fitted wardrobes.

### Bathroom 6.44ft x 6.20ft (1.96m x 1.88m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin and low level wc in vanity unit, spotlights, double glazed window to side, heated towel rail, tiled flooring, tiled walls, cladding to ceiling.

### External

Front garden laid mainly to lawn.

### Garage

In separate block, up and over door.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Garage (in separate block) & 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: 99years from 1.10.1973

Ground Rent: £25 per annum.

COUNCIL TAX BAND: A

EPC RATING: TBC

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## EPC 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

**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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