



Cromwell Court | Blyth | NE24 5BR

£65,000

Offering the rare balance of quiet surroundings and easy access to the town centre, this recently improved two-bedroom ground floor apartment is designed exclusively for over 55s. The property is accessed via a secure communal entrance, complete with lift access for ease of movement throughout the building. Upon entering the apartment, a spacious hallway leads through to a bright and airy lounge diner, providing a welcoming space for both relaxation and entertaining. The adjoining kitchen has been recently refitted and features integrated appliances alongside contemporary finishes, combining style with everyday practicality. There are two generously sized bedrooms, offering comfortable accommodation for residents and guests alike. The modern shower room has been thoughtfully designed with convenience and accessibility in mind, finished to a high standard. Externally, residents can enjoy beautifully maintained communal gardens, creating a tranquil outdoor environment. Additional benefits include a secure entry system and allocated parking, enhancing both safety and convenience. This attractive ground floor home presents an excellent opportunity for those seeking a comfortable and low-maintenance retirement property. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Two Bedroom Ground Floor Flat

No Upper Chain

Recently Refitted Kitchen and Shower Room

Secure Entry and Off Street Parking

Epc Rating E, Council Tax Band A

Communal Gardens, Handy Lift

Mains Electric, Sewerage, Water

Electric Heating and Cable Broadband

Over 55s Development

Leasehold 125 Years from 2005 with Approximately 104 Years Remaining

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

ENTRANCE HALLWAY: Storage cupboard and electric heater.

LOUNGE: (front): 9'21 x 18'39, (2.80m x 5.60m), fire surround with electric inset and hearth, electric heater and doors to communal garden.

KITCHEN: (front): 7'86 x 5'79, (2.39m x 1.76m), double glazed window to front, range of wall, floor and drawer units with coordinating roll edger work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob, integrated fridge freezer and washer/dryer.

FIRST FLOOR LANDING AREA

SHOWER ROOM: 3 piece suite comprising wash hand basin, shower cubicle, low level WC, spotlights, and electric heater.

BEDROOM ONE: (rear): 13'68 x 9'70, (5.08m x 2.95m), double glazed window to rear and fitted wardrobes.

BEDROOM TWO: (rear): 14'09 x 8'34, (4.29m x 2.54m), double glazed window to rear, fitted wardrobes and built in cupboard.

EXTERNALLY- Shared garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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 01/0

Service Charge: £194 per month

COUNCIL TAX BAND: A

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 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.



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