



Derwent Water Drive | Blaydon | NE40 4FJ

OIEO £125,000



MID FLOOR FLAT

TWO BEDROOMS

POPULAR ESTATE

OPEN PLAN

DRESSING ROOM

ALLOCATED PARKING

RIVER VIEWS

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS IMMACULATE SECOND FLOOR FLAT IS OFFERED FOR SALE AND PROVIDES A DESIRABLE OPPORTUNITY FOR FIRST TIME BUYERS. SITUATED IN A SOUGHT AFTER LOCATION, THE PROPERTY BOASTS CONVENIENT ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL AMENITIES, AND POPULAR CYCLING ROUTES.

THE FLAT FEATURES TWO DOUBLE BEDROOMS, WITH THE MAIN BEDROOM BENEFITTING FROM A DEDICATED DRESSING ROOM FOR ADDED CONVENIENCE. THE MODERN BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, PROVIDING COMFORT AND FUNCTIONALITY.

AN OPEN-PLAN LAYOUT COMBINES THE RECEPTION ROOM AND KITCHEN, CREATING A SPACIOUS AND AIRY HEART OF THE HOME. THE KITCHEN AREA INCLUDES AMPLE DINING SPACE, IDEAL FOR ENJOYING MEALS OR ENTERTAINING GUESTS. FRENCH DOORS FROM THE RECEPTION ROOM LEAD DIRECTLY OUT TO THE BALCONY, ALLOWING RESIDENTS TO ENJOY PANORAMIC RIVER VIEWS IN A PEACEFUL SETTING.

ALLOCATED PARKING IS PROVIDED WITH THE APARTMENT, ENSURING EASE OF ACCESS AND OFFERING ADDITIONAL VALUE. THE PROPERTY IS PRESENTED IN IMMACULATE CONDITION THROUGHOUT, MAKING IT READY FOR IMMEDIATE OCCUPATION.

WITH ITS COMBINATION OF SCENIC OUTLOOKS, MODERN OPEN-PLAN LIVING, AND EXCELLENT LOCAL CONNECTIONS, THIS PROPERTY OFFERS A FANTASTIC LIFESTYLE CHOICE IN A HIGHLY REGARDED AREA. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS ATTRACTIVE FLAT HAS TO OFFER.

The accommodation:

Entrance:

Communal secure entry system and stairs to the second floor.

Hall:

Storage and radiator.

Open Plan Living/Kitchen/Dining: 25'4" 7.72m x 10'10" 3.30m

UPVC French doors leading to Balcony, two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, tiled splash backs, integrated gas hob, electric oven, plumbed for washing machine and two radiators.

Bedroom One: 11'7" 3.53m x 8'4" 2.54m

UPVC window and radiator.

Dressing Room:

UPVC window.

Bedroom Two: 12'8" 3.86m x 8'4" 2.54m

UPVC window, access to loft and radiator.

Bathroom wc:

Bath, shower, low level wc and wash hand basin.

Externally;

There is allocated parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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 01/01/2014
Ground Rent: £200 per annum
Service Charge: £140 monthly

COUNCIL TAX BAND: C

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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