



Falmouth Walk | Cramlington | NE23 1RU

Offers In Excess Of £95,000



2



1



1

Ground Floor Flat

Private Rear Garden

Two Bedrooms

Parkside Estate

Extended Lease

EPC:D /Council Tax:A

Garage In Block

**Leasehold, 189 years from
01.03.1975**

RMS | Rook
Matthews
Sayer

Entrance

Via UPVC entrance door.

Lounge 12.26ft x 11.68ft (3.73m x 3.56m)

Double glazed window to front, electric heater, fire surround , television point, telephone point, coving to ceiling.

Kitchen 9.00ft x 7.30ft (2.74m x 2.22m)

Double glazed window to rear, 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine, tiling to floor.

Bedroom One 12.39ft x 9.67ft (3.77m x 2.94m)

Double glazed window to front, electric heater, coving to ceiling.

Bedroom Two 9.70ft x 7.58ft (2.95m x 2.31m)

Double glazed window to rear, electric heater, fitted wardrobes, built in cupboard, coving to ceiling.

Wet Room 5.86ft x 6.67ft (1.78m x 2.03m)

Double glazed window to rear, laminate flooring, cladding to walls and ceiling, shower, low level wc, fan heater.

External

Rear garden laid mainly to lawn, flower beds, bushes and shrubs.

Garage

Single garage in block, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage

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.

ACCESSIBILITY

Wet Room

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: 189 years from 01.03.1975

Ground Rent: N/a

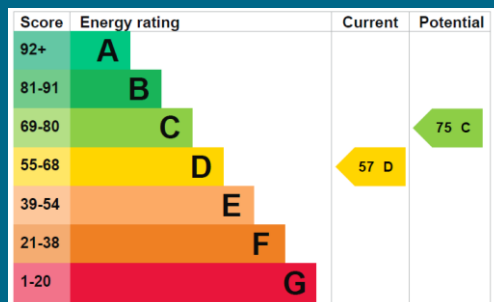
Service Charge: N/A

Peppercorn Lease

COUNCIL TAX BAND: A

EPC RATING: D

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