



Fontburn House, Haggerston Road | Blyth | NE24 4JZ

£92,000

Interest in this property will be high call 01670 352900 or With the new Blyth train station quite literally on your doorstep, this exceptional show-home standard two-bedroom top floor apartment offers the perfect blend of style, convenience and connectivity. Situated on a highly sought-after residential estate, the property is ideally placed for local shops, well-regarded schools and excellent motorway links, making it an ideal choice for commuters, first-time buyers and investors alike. Benefitting from a secure entry system and off-street parking, the accommodation briefly comprises: welcoming entrance hall, impressive open-plan lounge and contemporary fitted kitchen, modern family bathroom, two well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. Presented to a beautiful standard throughout, this stylish apartment is ready to move straight into and offers modern living in a superb location. Early viewing is highly recommended to fully appreciate the quality, space and convenience on offer. email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Outstanding Top Floor Flat

Two Bedrooms

En Suite To Master

Close To New Train Station

Secure Entry System

Off Street Parking

Ideal First Time Purchase

Viewings Essential

For any more information regarding the property please contact us today



T: 01670 352900

blyth@rmsestateagents.co.uk

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Sayer

ENTRANCE HALLWAY: Storage cupboard, radiator.

LOFT: Pull down ladders, partially boarded.

LOUNGE: 15'71 x 11'39 (4.78m x 3.47m) Juliette balcony, double glazed window to rear, double radiator.

KITCHEN: 7'44 x 7'76 (2.26m x 2.31m) Double glazed window to side, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer taps, tiled splashbacks, electric oven with gas hob and extractor fan, integrated fridge/ freezer and washing machine.

BEDROOM ONE: : 10'76 x 8'36 (3.27m x 2.54m) min. measurements into recess. Double glazed window, fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM: Shower cubicle, low level w.c, wash hand basin, extractor fan, part tiled walls, heated towel rail.

BEDROOM TWO: 11'90 x 5'93 (3.62m x 1.80m) Double glazed window, radiator.

BATHROOM: White suite comprising panelled bath, wash hand basin, low level w.c, part tiled walls, double radiator

EXTERNALLY: Communal parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: 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

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 year lease from April 2018. 117 years remaining.

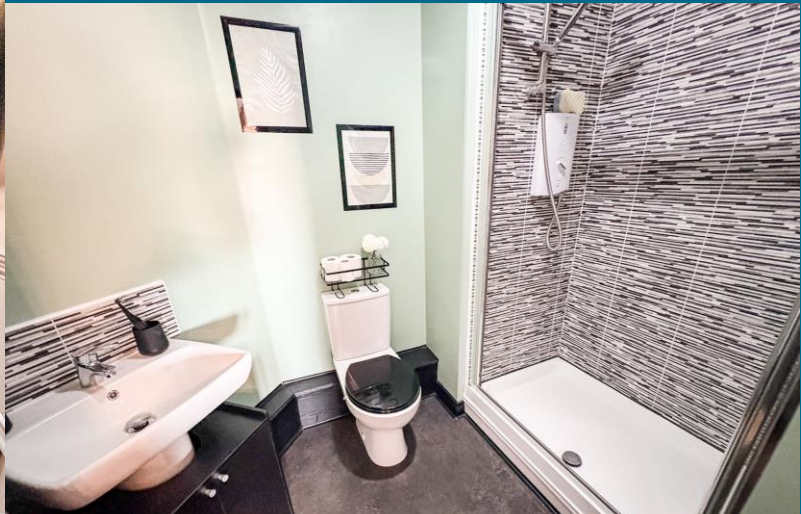
Ground Rent: 100 per annum

Service Charge: £102.22 per month

COUNCIL TAX BAND: A

EPC RATING: C

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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.

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