



Hindmarsh Drive | Ashington | NE63 9FA

**£95,000**

This beautifully presented two-bedroom first-floor apartment has been finished to a high standard throughout, offering stylish and contemporary living in a well-designed layout. The bright and spacious lounge provides the perfect space for relaxing and entertaining, while the modern high-gloss kitchen is fitted with quality integrated appliances and solid wood work surfaces. Both bedrooms are generously proportioned, with the principal bedroom benefiting from an attractive Juliet balcony, adding a light and airy feel. The contemporary bathroom features a modern three-piece suite with shower over the bath and a heated towel rail. Further benefits include a useful loft space, built-in storage, an attached garage, and a private parking bay, making this an ideal home for first-time buyers, professionals, or those looking to downsize.

**RMS** | Rook  
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**Beautifully presented Two Bedroomed Flat**

**Spacious And Bright Lounge**

**Principal Bedroom with Juliet Balcony**

**Beautifully Presented Throughout**

**Modern High Gloss Kitchen with Integrated Appliances**

**Contemporary Bathroom Suite**

**Attached Garage And Private Parking Bay**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPV Entrance door

**ENTRANCE HALLWAY:** Stairs to first floor landing, loft access, built in storage cupboard, single radiator.

**LOUNGE:** 17'11 (5.46) x 11'0 (3.35)

Double glazed front window, single radiator, television point, spotlights, modern flooring.

**KITCHEN:** 7'3 (2.21) x 7'11 (2.41)

Double glazed velux window, range of high gloss wall, floor and drawer units with coordinating solid wood work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashback, built in electric fan assisted oven, integrated fridge/freezer, washing machine, dishwasher.

**BATHROOM:** 5'10 (1.79) x 9'0 (2.74)

3 piece suite comprising:

Panelled bath, shower over, pedestal wash hand basin, low level wc, spotlights, double glazed velux window, heated towel rail, part tiling to walls

**BEDROOM ONE:** 11'5 (3.48) x 12'2 (3.71)

Double glazed front window, double radiator, juliet balcony.

**BEDROOM TWO:** 9'8 (2.95) x 7'4 (2.24)

Double glazed rear window, single radiator.

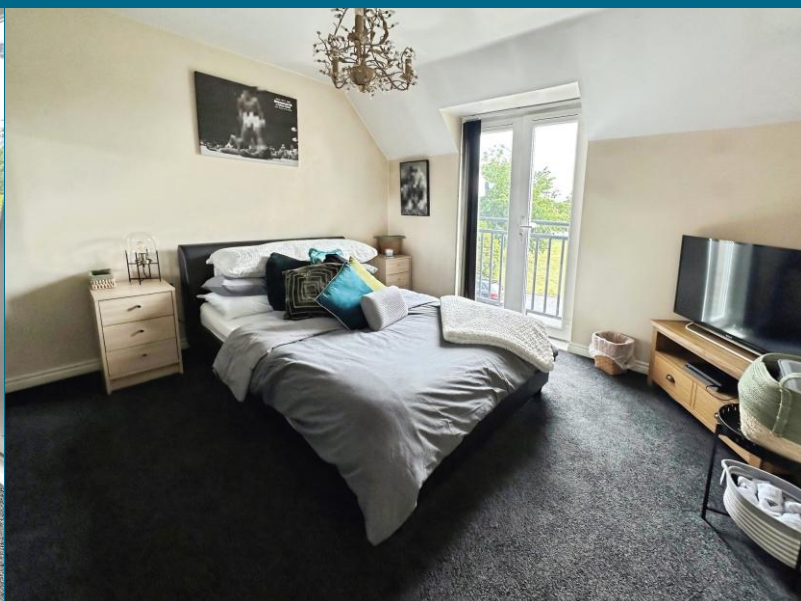
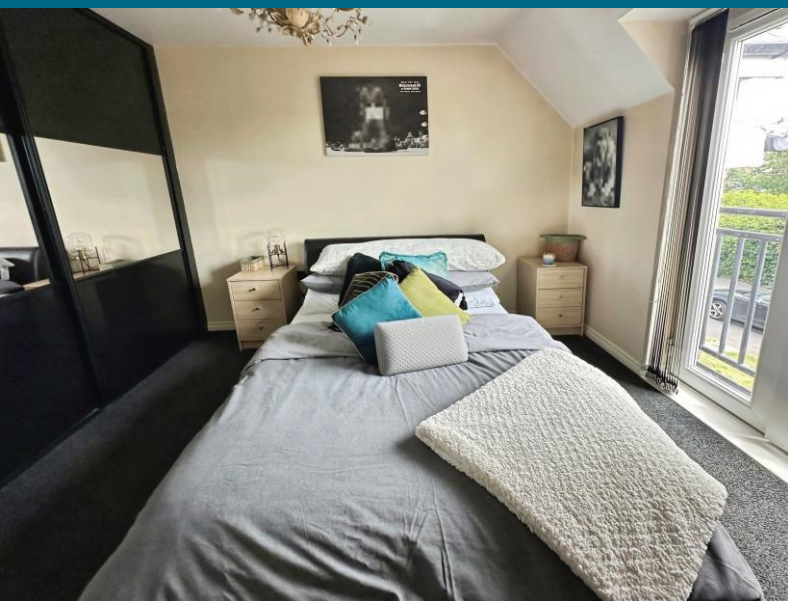
**EXTERNALLY:** Attached garage and parking bay.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Parking bay

#### 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: 85 years from 01/07/2026

Ground Rent: £155 every 6 months

Service Charge: £600 per annum

COUNCIL TAX BAND: A

EPC RATING: C

AS00010650 VERSION ONE FG/GD 07/07/2026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 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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