



Scotland Court | Winlaton | NE21 6DH

OIEO £40,000



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WELL PRESENTED

FIRST FLOOR FLAT

NO ONWARD CHAIN

GARAGE

GREAT INVESTMENT

VIEWING ADVISED

LOCAL AMENITIES

IDEAL FIRST TIME BUY

RMS | Rook
Matthews
Sayer

THIS ONE-BEDROOM FLAT IS FOR SALE IN WINLATON AND IS PRESENTED IN GOOD CONDITION, MAKING IT SUITABLE FOR FIRST TIME BUYERS AND INVESTORS. THE PROPERTY OFFERS AN OPEN-PLAN RECEPTION ROOM WITH LARGE WINDOWS, CREATING A BRIGHT LIVING AND DINING AREA THAT FLOWS INTO THE OPEN-PLAN KITCHEN. THE KITCHEN INCLUDES APPLIANCES, PROVIDING A PRACTICAL AND READY-TO-USE COOKING SPACE.

THE BEDROOM FEATURES BUILT-IN WARDROBES, OFFERING USEFUL STORAGE. THERE IS A SHOWER ROOM, ADDING TO THE OVERALL CONVENIENCE OF THE LAYOUT. RESIDENTS BENEFIT FROM COMMUNAL PARKING AND GARDENS, AS WELL AS THE ADDED ADVANTAGE OF A GARAGE. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

THE FLAT IS SITUATED WITHIN REACH OF LOCAL AMENITIES IN BLAYDON-ON-TYNE, INCLUDING SHOPS, SUPERMARKETS AND SERVICES FOUND IN AND AROUND THE TOWN CENTRE AND NEARBY RETAIL PARK. THERE ARE ALSO LOCAL GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE WITHIN A SHORT DRIVE.

PUBLIC TRANSPORT LINKS ARE A KEY FEATURE OF THIS LOCATION. BLAYDON RAILWAY STATION IS ACCESSIBLE FROM THE PROPERTY AND PROVIDES SERVICES TOWARDS NEWCASTLE CENTRAL STATION IN AROUND 10-15 MINUTES, AND WEST TOWARDS HEXHAM AND CARLISLE. LOCAL BUS ROUTES CONNECT BLAYDON WITH NEWCASTLE, GATESHEAD AND SURROUNDING AREAS, OFFERING OPTIONS FOR COMMUTING AND LEISURE.

OVERALL, THIS FLAT PROVIDES A STRAIGHTFORWARD, LOW-MAINTENANCE HOME OR INVESTMENT IN A LOCATION WITH ACCESS TO EVERYDAY FACILITIES AND PUBLIC TRANSPORT.

The accommodation:

Entrance:
UPVC door to the front.

Open Plan Lounge/Kitchen: 17'10" 5.44m x 9'1" 2.77m
Two UPVC windows, electric fire, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated electric hob, electric oven, extractor hood, integrated fridge and washing machine, Breakfast bar and storage heater.

Bedroom One: 9'4" 2.84m plus robes x 7'5" 2.26m
UPVC window, fitted wardrobes and storage heater.

Shower Room:
UPVC window, shower, low level wc, vanity wash hand basin, part tiled and part clad.

Externally:
There are communal gardens and a garage in a block.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
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

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Lift access to first floor

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 6th March 2018

Ground Rent: included in service charge

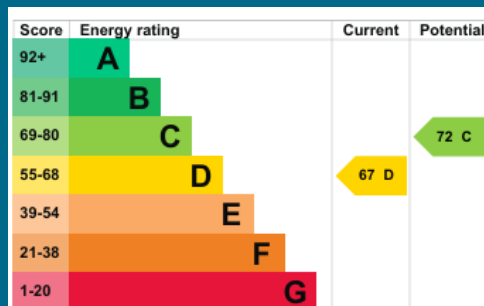
Service Charge: £1300 per annum

Any Other Charges/Obligations: included in service charge

COUNCIL TAX BAND: A

EPC RATING: D

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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.



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