

Cobalt Close | Lemington Rise | NE15 8TL

Offers Over £80,000

1 1 1

First floor flat

One bedroom

Lounge

Modern fitted kitchen

Shower room/W.C

Enclosed garden

No onward chain

Popular location

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This well-presented first floor flat offers an excellent opportunity for first-time buyers, investors or those looking to downsize, and is available with the added benefit of no onward chain.
The accommodation briefly comprises an entrance hall with stairs leading to the first floor, a comfortable lounge featuring an attractive fireplace with inset electric fire, a fitted kitchen with a range of wall and base units, a shower room/WC, and a double bedroom. Additional benefits include double glazing and electric heating.
Externally, the property enjoys an enclosed, low-maintenance garden laid mainly to artificial grass with a paved seating area, providing an ideal space for relaxing or entertaining.
Early viewing is recommended to appreciate the accommodation on offer and the convenience of this chain-free purchase.

Entrance Hall
Welcoming entrance hall with stairs leading to the first floor.

Lounge 15' 1" plus recess x 9' 5" max (4.59m x 2.87m)
Comfortable living room featuring decorative coving to the ceiling, an attractive fireplace with inset electric fire, hearth and surround, television point, and a double glazed window overlooking the rear garden.

Hallway
Useful storage cupboard providing additional space for household items.

Kitchen 9' 9" x 5' 5" (2.97m x 1.65m)
Fitted with a range of wall and base units complemented by work surfaces, stainless steel sink with mixer tap and drainer, integrated hob with oven beneath and extractor hood above. Additional features include plumbing for an automatic washing machine, space for a fridge/freezer, laminate flooring, wall-mounted heater, and a double glazed window to the rear.

Shower Room/WC
Modern shower room fitted with a shower cubicle, vanity wash hand basin and low-level WC and heated towel rail.

Bedroom One 11' 0" max x 11' 9" plus recess (3.35m x 3.58m)
Well-proportioned double bedroom benefiting from coving to the ceiling, electric heating and a double glazed window to the front elevation.

Externally
Enclosed garden designed for low maintenance, featuring artificial lawn and a paved seating area, ideal for outdoor relaxation and entertaining.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

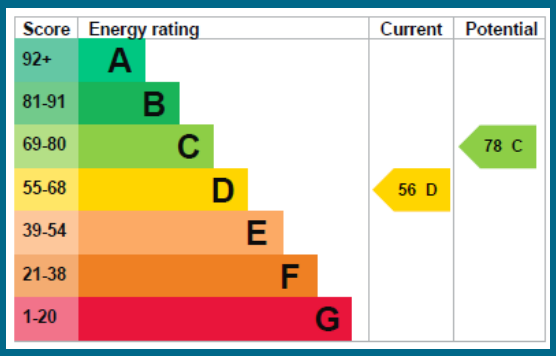
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Space

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: 189 years from 1st May 1983
Ground Rent: £65.00 per annum

COUNCIL TAX BAND: A
EPC RATING: D

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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.

The Property Ombudsman

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