



Cromwell Ford Way Blaydon

- Upper Flat
- Two Bedrooms
- Communal Gardens
- Allocated Parking
- Bike Store

OIEO £ 115,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

64 Cromwell Ford Way

Blaydon, NE21 4FH

THIS WELL PRESENTED TOP FLOOR APARTMENT IS AVAILABLE IN THE MUCH SOUGHT AFTER STELLA RIVERSIDE DEVELOPMENT. THE PROPERTY COMPRISES OF A COMMUNAL ENTRANCE WITH SECURE ENTRY SYSTEM TO THE SECOND FLOOR. THE PROPERTY HAS A GOOD SIZED LIVING ROOM WHICH HAS SUPERB VIEWS OVERLOOKING THE RIVER TYNE VIA A JULIET BALCONY AND ALSO ACCESS TO A BALCONY, THE PERFECT SPOT THE SIT AND ENJOY THE VIEW. THE PROPERTY HAS A FITTED KITCHEN, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM. EXTERNALLY THERE IS AN ALLOCATED PARKING SPACE AND A BIKE STORAGE. CALL US NOW TO ARRANGE A VIEWING.

Entrance:

Communal entrance, second floor secure entry system.

Hallway:

Wooden door to the front, two storage heaters and electric heater.

Lounge: 18'1" 5.51m x 12'10" 3.91m

UPVC French doors to Juliette balcony, UPVC door to balcony and electric wall mounted heater.

Kitchen: 11'2" 3.40m x 7'2" 2.18m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, plumbe for washing machine and electric wall mounted heater.

Bedroom One: 11'10" 3.61m x 9'11" 3.02m

UPVC window and electric wall mounted heater.

Bedroom Two: 12'6" 3.81m x 9'2" 2.79m

UPVC window and electric wall mounted heater.

Bathroom wc:

Bath with shower over, low level wc, pedestal wash hand basin, part tiled and electric towel heater.

Externally:

There is allocated parking and bike storage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: ELECTRIC

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE AVAILABLE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: 150 years from 1 March 2009

Ground Rent: £240 per annum

Service Charge: £140 per annum – over 10 months

COUNCIL TAX BAND: B

EPC RATING: D

RY00004932.VS.EW.23.01.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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.

16 Branches across the North-East

