



Carlton House Bedlington

- Top Floor Apartment
- Two Bedroom
- Shared Communal Area
- 999 years (less 3 days) from 10 July 1987
- EPC: C/ Council Tax:A

Offers In The Region Of £80,000



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ROOK
MATTHEWS
SAYER

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Carlton House

Bedlington

Entrance

Via communal entrance, two staircases.

Entrance Hallway

Radiator, storage cupboard, spotlights, loft access.

Lounge 9'10ft x 17'08ft (2.99m x 5.38m)

Double glazed window to front, double radiator, television point, coving to ceiling.

Kitchen 10'02ft x 5'10ft (3.10m x 1.79m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, under unit lighting, stainless steel sink unit with mixer tap, splash backs, built in electric fan assisted oven, electric induction hob with extractor fan above, integrated fridge, freezer and microwave, plumbed for washing machine, spotlights, breakfasting bar, herringbone flooring.

Loft

Partially boarded, pull-down ladders, lighting.

Bedroom One 13'01ft x 8'09ft (3.99m x 2.67m)

Double glazed window to front, single radiator, television point.

Bedroom Two 7'01ft x 7'11ft (2.16m x 2.41m)

Double glazed window to rear, single radiator.

Bathroom/Wc 6'06ft x 7'01ft (1.98m x 2.16m)

Three-piece white suite comprising; bath with mains shower over, low level wc, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

External

Communal parking area. Communal courtyard to rear.

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: communal 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.

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: 999 years (less 3 days) from 10 July 1987

Ground Rent: N/a covered in service charge

Service Charge: £600 every 6 month, date of next review 01.01.2025

COUNCIL TAX BAND: A

EPC RATING: C

BD008046CM/SO18.04.2024.V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 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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