



## Sidney Gardens

### Blyth

- Beautiful, Large Style First Floor Apartment
- Secure Entry System, Allocated Parking Bay
- Excellent Sized Lounge/ Two Double Bedrooms
- Contemporary Dining Kitchen with Appliances
- Communal Garden Area
- Close to Asda, Local Schools and Bus Routes

**£ 85,000**

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# Sidney Gardens

## Blyth

A beautiful, larger style apartment, located on the first floor, within this popular modern development. Located close to Asda, schools and bus routes. Secure entry system, oak flooring to the hallway and excellent sized lounge, contemporary dining kitchen with integrated appliances, two double bedrooms, the master bedroom with fitted robes, modern, attractive family bathroom, gas radiator central heating system, double glazing. Allocated parking bay, communal gardens. Management fee and ground rent will apply inclusive of some services. Further details are available upon request. No onward chain! Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

### Entrance Door to:

#### COMMUNAL ENTRANCE HALLWAY:

Staircase to the first floor, door to:

#### ENTRANCE HALLWAY:

Oak flooring, intercom entry system, spotlights to ceiling, radiator, door to:

#### DINING KITCHEN: 12'5 x 10'9, maximum measurements, (3.78 x 3.28m)

Excellent size, light and airy dining kitchen with double glazed window, a range of modern, white, base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, tiled splashbacks, central heating boiler, tile effect flooring

#### LOUNGE: (rear): 16'3 x 13'3, maximum measurements, (4.95 x 4.04m)

Fabulous sized lounge with oak flooring, spotlights to ceiling, radiator, two double glazed windows

#### BEDROOM ONE: (front): 15'7 x 7'10, (4.74 x 2.39m)

Excluding depth of sliding robes, radiator, double glazed window

#### BEDROOM TWO: (rear): 11'10 x 8'9, (3.35 x 2.67m)

Radiator, double glazed window

#### BATHROOM:

Modern, white bathroom suite, comprising of bath, pedestal washbasin, low level w.c. with push button cistern, spotlights to ceiling, radiator, double glazed window, high gloss tiled floor and splashbacks

#### EXTERNALLY:

Allocated parking bay, communal garden areas

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parking: Allocated Parking Bay

#### 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: 125 years from 2009

Ground Rent: £201 per annum

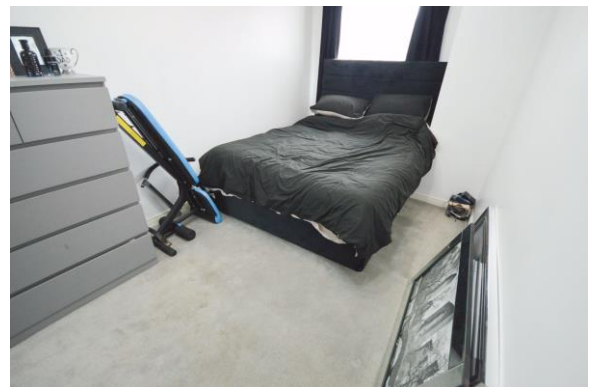
Service Charge: £891.22 per annum

Any Other Charges/Obligations: £206 Building Insurance Premium

#### COUNCIL TAX BAND: A

#### EPC RATING: B

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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 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

