

Cromwell Ford Way Blaydon

- First Floor Flat
- Two Bedrooms
- Allocated Parking
- Communal Gardens
- No Onward Chain

£115,000







72 Cromwell Ford Way

Blaydon, NE21 4FH

PRESENTING A DESIRABLE APARTMENT FOR SALE, NESTLED IN A STRONG LOCAL COMMUNITY WITH LUSH PARKS AND PICTURESQUE WALKING ROUTES NEARBY.

THE PROPERTY BOASTS TWO ATTRACTIVE DOUBLE BEDROOMS, ONE OF WHICH IS AN EN-SUITE, PROVIDING BOTH COMFORT AND CONVENIENCE. ADDING TO THE CHARM AND FUNCTIONALITY OF THE PROPERTY, THER IS ONE WELL-APPOINTED KITCHEN AND A SINGLE RECEPTION ROOM. THE RECEPTION ROOM IS A REAL SHOW-STOPPER, OFFERING STUNNING RIVER VIEWS THAT BRING A SENSE OF TRANQUILLITY AND ALLURE TO THE PROPERTY.

THE PROPERTY ALSO FEATURES VARIOUS UNIQUE ATTRIBUTES THAT ENHANCE ITS APPEAL. AMONG THESE IS THE ADVANTAGE OF NO ONWARD CHAIN, ENSURING A SMOOTHER AND QUICKER BUYING PROCESS. THE PROPERTY ALSO OFFERS ALLOCATED PARKING, A PREMIUM FEATURE IN SUCH A SOUGHT-AFTER LOCATION. FOR THOSE WITH A LOVE FOR CYCLING, THERE IS SECURE BIKE STORAGE AVAILABLE AS WELL.

THE PROPERTY IS IDEALLY SUITED FOR COUPLES OR FIRST-TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER. THE COMBINATION OF ITS LOCATION, UNIQUE FEATURES AND THE COMFORT IT OFFERS MAKE IT A GREAT INVESTMENT OPPORTUNITY.

The accommodation:

Communal Entrance: Secure entry system.

Hall:

Wooden door to the flat, intercom system, two storage cupboards and electric heater.

Kitchen: 11'0" 3.35m x 6'0" 1.83m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, electric hob, electric oven, washing machine, fridge freezer and electric heater.

 $\label{eq:Lounge:27'6''} \mbox{ 8.38m max x 16'10'' 5.13m max} \\ \mbox{Five UPVC windows and electric heater.}$

Bedroom One: 10'11" 3.33m x 8'9" 2.67m UPVC window and electric heater.

En Suite:

Shower, low level wc, wash hand basin and heated towel rail.

Bedroom Two: 14'0" 4.27m max x 10'0" 3.05m

UPVC window and electric heater.

Bathroom:

Bath with shower, low level wc, wash hand basin and heated towel rail.

Externally

There are communal gardens, an allocated parking space and a bike store.

PRIMARY SERVICES SUPPLY

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

Mobile Signal Coverage Blackspot: NO Parking: ALLOCATED PARKING SPACE

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: 155 Years from 2009 Ground Rent: £203 per annum Service Charge: £164 per month

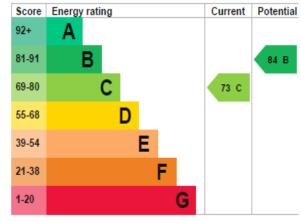
COUNCIL TAX BAND: B

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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.

16 Branches across the North-East

