



## Cromwell Ford Way Blaydon

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

**£115,000**



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ROOK  
MATTHEWS  
SAYER

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# 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, THERE 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.

Lounge: 27'6" 8.38m max x 16'10" 5.13m max  
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  
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 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.

16 Branches across the North-East

