



## The Sycamores

### Blyth

- Stunning Second Floor Apartment
- Two Double Bedrooms
- Communal Gardens, Allocated Parking Bay
- Gas Central Heating & Double Glazed

**£ 79,000**



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SAYER

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# The Sycamores

## Blyth

Stunning second floor apartment in this highly sought after modern development. Well presented and boasting spacious rooms sizes and a light, airy ambience, you will love the location, close to local shops, bus routes and schools. Secure entry system, impressive hallway with storage, excellent sized lounge opening into the contemporary kitchen with integrated appliances. Two double bedrooms, splendid bathroom with shower, communal gardens, allocated parking bay. Interest in this property will be high call 01670 352900 or email [Blyth@rmsstateagents.co.uk](mailto:Blyth@rmsstateagents.co.uk) to arrange your viewing.

### COMMUNAL ENTRANCE HALLWAY:

Staircase to the second floor

### ENTRANCE DOOR:

Opening to an impressive hallway with large storage cupboard, radiator, intercom, door to:

### LOUNGE: 4.71m x 4.58m, (15'4x 15'0)

Maximum measurements apply and opening into kitchen area, double glazed window, two radiators

### KITCHEN: 2.83m x 1.81m,(9'1x 5'9)

Stunning, white fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob and cooker hood, integrated fridge and freezer, integrated washer/dryer, tile effect flooring, double glazed window, central heating boiler.

### BEDROOM ONE: 3.22m x 2.78m, (10'5 x 9'1)

Radiator, double glazed window

### BEDROOM TWO: 2.29m x 3.70m, (7'5 x 12'1)into recess,

Radiator, double glazed window

### BATHROOM:

Splendid, modern bathroom suite comprising of, bath, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, modern, tile effect flooring, tiling

to bath and shower area, tiled splashbacks, radiator, spotlights to ceiling

### EXTERNALLY:

Communal garden areas, allocated parking bay

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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.

### 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: 125 years from 1 January 2008

Ground Rent: £150 per annum

Service Charge: £922.16 per annum

### 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

