



## Ultr Court Blyth

- Show Home Standard Ground Floor Flat
- Two Double Bedrooms
- Sought After Location
- Close To Beach

**£ 115,000**



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ROOK  
MATTHEWS  
SAYER

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# Utor Court

Blyth

## ENTRANCE HALLWAY

Laminate flooring, double radiator

## LOUNGE 19'41 (5.89) X 12'06 (3.66) maximum measurements

Two double glazed window to front, double radiator

## KITCHEN/DINING ROOM 12'02 (3.66) X 6'68 (1.98)

Double glazing window to front, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric oven, plumbed for washing machine

## BEDROOM ONE: 10.81 X 10.83 (3.25 X 3.25M)

Double glazed window to rear, double radiator

## BEDROOM TWO 12'16 (3.68) X 7'56 (2.26)

Double glazed window, radiator

## BATHROOM 6'26 (1.88) X 9'45 (2.84)

3 piece suite comprising: Panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window, heated towel rail

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: One allocated parking bay and 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: 125 years from 1<sup>st</sup> January 2006

Ground Rent: £300 per annum.

Service Charge: £133.99 per month

**COUNCIL TAX BAND: A**

**EPC RATING: B**

BL00011254.AJ.DS.25/09/2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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

