



Ultor Court Blyth

- Ground Floor Apartment
- Two Bedroom / Walk In wardrobe to main bedroom
- Opposite Blyth Beach
- No Upper Chain!!
- Allocated Parking Bay
- Secure Entry System

Offers Over **£110,000**

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Ulltor Court Blyth

Stunning contemporary Two Bedroom Ground Floor Flat situated on the highly sought after Ulltor Court, South Shore in Blyth. Within walking distance of local beach, schools and transport links and briefly comprising: Communal secure entrance, entrance hall with tiled floor, open plan lounge / kitchen. Two bedrooms - master with walk in wardrobe/dressing room and modern Shower room . Externally there is an allocated parking bay. Benefitting from gas central heating, double glazing and security intercom system. An ideal starter/retirement purchase. This fantastic apartment which is being sold with the benefit of no upper chain. Leasehold: 125 years from 1 January 2006 with approximately 107 remaining . Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

Communal entrance door

ENTRANCE HALLWAY

Tiled floor, radiator

LOUNGE 15'92 (4.85m) x 11'25 (3.42m)

Double glazed window to front, radiator

KITCHEN 11'11 (3.38m) x 9'12 (2.77m)

Double glazed window to front. Fitted with a range of fitted units co-ordinating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built in electric oven with gas hob, space for fridge freezer.

BEDROOM ONE 11'64 (3.54m)

Double glazed window to rear, radiator, walk in

BEDROOM TWO 8'50 (2.59m) x 7'64 (2.32m)

Double glazed window to rear, radiator

BATHROOM

White suite comprising panelled bath with shower over, low level wick, pedestal wash hand basin, heated towel rail, double glazed frosted window to side.

PARKING

Allocated parking to rear of the property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre Premises

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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Low

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

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 2006

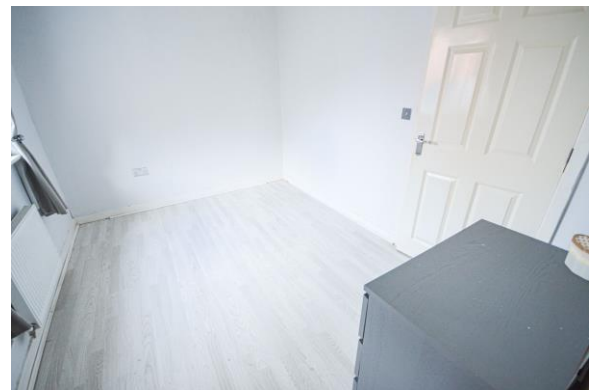
Ground Rent: £300 per annum

Service Charge: £1600 per annum

COUNCIL TAX BAND: A

EPC RATING: C

BL00010766.AJ.MW.140924.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	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

