



## Blagdon Street Newcastle upon Tyne

- Maisonette in prime central location
- Two double bedrooms
- Close to Newcastle Quayside
- South facing balcony
- Leasehold - 125 years from 4 May 2004
- Council tax band A/ EPC rating E

**£ 120,000**



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# Blagdon Street

## Newcastle upon Tyne, NE1 2JY

For sale is this charming two-bedroom maisonette, ideally suited for first-time buyers. The property boasts a desirable location with close proximity to public transport links, local amenities, and walking routes, ensuring you have everything you need within easy reach.

The property comprises two double bedrooms, a reception room, and a bathroom, along with a kitchen. The first bedroom benefits from built-in wardrobes, providing ample storage space. The second bedroom is a true standout feature of the property with a built-in cupboard and the added luxury of a south-facing balcony. This space is perfect for enjoying a morning coffee or watching the sunset in the evenings. The reception room is a comfortable space to unwind. With direct access to the balcony, it offers a great spot for indoor-outdoor living, particularly during the warmer months. The bathroom is well-appointed, featuring a step-in shower cubicle for your convenience.

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor with spindle banister.

### LOUNGE – 14'11 x 13'3 (4.55m x 4.04m)

Double glazed and secondary double glazed window, one alcove, stripped wooden flooring, door to balcony, radiator.

### KITCHEN – 7'0 x 12'3 max (2.13m x 3.75m max)

Fitted with a range of base cupboards, single drainer sink unit, gas cooker point, space for auto washer, space for auto dishwasher, one alcove, wall mounted central heating boiler, radiator, tiled floor, double glazed window to the rear.

### BEDROOM 1 – 16'0 max x 9'10 (4.88m max x 3.00m)

Double glazed and secondary double glazed window to the front, built in wardrobe, two alcoves, one with wardrobe, double radiator, stripped flooring.

### BEDROOM 2 – 10'3 x 9'0 (3.13m x 2.74m)

Built in storage cupboard, radiator, door to balcony, stripped wood flooring.

### SHOWER ROOM/WC

White wash hand basin and low level wc, step in shower cubicle with mains fed shower, double glazed frosted window to the rear.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL PARKING – PERMIT REQUIRED

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 4 May 2004 - 101 years remaining

Current Service charge - approx, £495 per annum

Ground rent - £10 per annum

**COUNCIL TAX BAND: A**

**EPC RATING: E**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		

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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.

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