



Richmond Court Blyth

- First Floor Flat
- Two Bedrooms
- Communal Entrance
- Kitchen/ Diner
- Sold with tenant- £480pcm
- Close to Town Centre

Guide Price **£59,000**

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

ROOK
MATTHEWS
SAYER

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

Richmond Court Blyth

For Sale by Auction: 12th December 2024, Option 1, Terms and Conditions apply.

Beautifully presented and located close to the town centre, we bring to the market this modern top floor flat on Richmond Court, Wright Street in Blyth. Close to the local shops and transport. Briefly comprising: Communal entrance, entrance hall, open plan lounge through kitchen, two bedrooms and bathroom. Viewings Recommended. Property being sold with tenant who are currently paying £480pcm.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

ENTRANCE

Entrance door

ENTRANCE HAL

Airing cupboard housing hot water cylinder

LOUNGE/ KITCHEN Open Plan 18' 08" (5.69m) x 12' 03" (3.73m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, space for automatic washing machine and fridge/freezer. Double glazed window to rear x 2

BEDROOM ONE 10' 04" (3.15m) x 10' 0" (3.05m)

Double glazed window to front x 2

BEDROOM TWO 11' 04" (3.45m) x 8' 03" (2.51m)

Double glazed window to front

BATHROOM/W.C.

White suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls and double glazed frosted window to rear

EXTERNALLY

Allocated parking spaces in the property grounds

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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: 999 years from 6 April 2006

COUNCIL TAX BAND: A

EPC RATING: C

BL00010212.AJ.MW.071124. V.1

Score	Energy rating	Current	Potential
92--	A		
81-91	B		
69-80	C	71 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

