



## Albion Court Blyth

- Large Upper Style Flat
- Three Bedrooms
- Two En-Suites & Main Bathroom
- No Upper Chain
- Allocated Parking

**OIEO £ 110,000**



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# Albion Court

Blyth

## ENTRANCE HALLWAY

Stairs leading to first floor flat

## KITCHEN/LOUNGE 23'16 (7.04) X 14'05 (4.27) minimum measurements excluding corridor

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge surfaces, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob, space for fridge/freezer, spot lights,

## UTILITY ROOM 4'91 (3.53) x 4'89 (3.47)

Plumbed for washing machine

## BEDROOM ONE 15'57 (4.70) X 11'22 (3.40)

Double glazed window to side, single radiator

## BEDROOM TWO 15'66 (4.72) X 10'56 (3.18)

Double glazed window to front, single radiator

## EN-SUITE

Double glazed window to front, low level WC, wash hand basin set in vanity unit, cladding to walls, shower cubicle, cladding to walls, shower cubicle, heated towel rail, tiling to floor

## BEDROOM THREE 11'37 (3.43) X 9'47 (2.84)

Double glazed window to rear, single radiator

## EN-SUITE

Shower cubicle, low level WC, hand basin, double glazed window to rear

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC, heated towel rail, tiled flooring

## ALLOCATED PARKING

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking

## 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

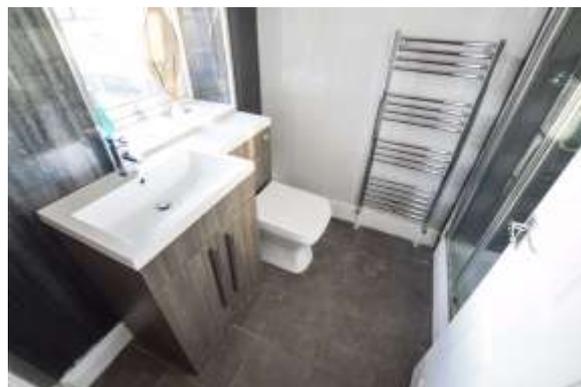
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

## EPC RATING: C

BL00011396.AJ.DS.22/01/2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 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



The Property Ombudsman