



Stamfordham Court

Ashington

Modern well presented two bedroom ground floor flat in the popular Portland Estate with excellent road links and close to the town centre and new train station.

The property comprises of a large kitchen living area, a double bedroom with spacious walk in cupboard, a second bedroom and family bathroom. Externally the property benefits from an allocated parking bay.

£90,000

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PROPERTY DESCRIPTION

COMMUNAL ENTRANCE

ENTRANCE HALLWAY 19'7 (5.97) x 3'1 (0.94)

Storage cupboard

KITCHEN/LIVING ROOM 25'7 (7.80) x 10'10 (3.30) down to 8'3 (2.52)

3 Double glazed windows, 2 double radiators, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, spotlights.

BEDROOM ONE 8'0 (2.44) x 12'0 (3.66)

Double glazed window to rear, single radiator, walk in wardrobe.

BEDROOM TWO 7'8 (2.33) x 8'7 (2.62)

Double glazed window to rear, single radiator.

BATHROOM/WC

3 piece white suite comprising mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls, vinyl flooring.

ALLOCATED PARKING BAY



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking bay, communal parking.

RESTRICTIONS AND RIGHTS

Restrictions on property? Pets allowed with permission from management company.

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: 105 years from 13/01/2025
Ground Rent: £150 per annum.
Service Charge: £123.14 per month

COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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