



Station Mews Bedlington

- Upper Flat
- Two Bedroom
- No Onward Chain
- Leasehold- 999 years from 26.11.2007
- EPC:C/ Council Tax:A

£50,000



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ROOK
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Station Mews

Bedlington, NE22 7JA

Entrance

Via UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, double radiator.

Lounge 10'07ft x 12'08ft (3.22m x 3.86m)

Double glazed window, single radiator, television point, coving to ceiling.

Kitchen 6'02ft x 9'06ft (1.88m x 2.90m)

Double glazed window to front, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, gas hob with extractor fan above, plumbed for washing machine, tiling to floor.

Landing

Double glazed window, loft access, single radiator.

Bedroom One 9'07ft x 9'03ft (2.92m x 2.82m)

Double glazed window, radiator.

Bedroom Two 10'08ft x 6'10ft (3.25m x 2.08m)

Double glazed window, single radiator, coving to ceiling.

Bathroom 6'02ft x 6'09ft (1.88m x 2.06m)

Three-piece suite in white comprising of; panelled bath with shower over, wash hand basin, low level wc, double glazed window, radiator, part tiling to walls.

External

Low maintenance garden to front.

PRIMARY SERVICES SUPPLY

Electricity: disconnected

Water: disconnected

Sewerage: disconnected

Heating: disconnected

Broadband: none

Mobile Signal Coverage Blackspot: unknown

Parking: none

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 26.11.2007

Ground Rent: information to follow

Service Charge: information to follow

Any Other Charges/Obligations: information to follow

COUNCIL TAX BAND: A

EPC RATING: C

BD008300CM/SO22.11.24.v.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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

