



## Red House Farm Estate Bedlington

To be sold with no onward chain this one bedroom upper flat is ready to view now. Priced to sell, the property is in need of some updating and would make a fantastic rental opportunity or great first time buy. With stunning views over the farmers field the accommodation comprises briefly; communal entrance hallway with stairs leading to the first floor, entrance hallway, lounge, kitchen, bedroom and bathroom.

### Offers In Excess Of £40,000

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# Red House Farm Estate

Bedlington NE22 6HG

## Entrance

Via communal entrance.

## Hallway

Two storage cupboards, single radiator.

## Lounge 15'06ft x 14'00ft (4.57m x 4.26m)

Double glazed window to front, double radiator, television point.

## Kitchen 9'00ft x 7'11ft (2.74m x 2.13m)

Double glazed window, single 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, space for cooker, space for fridge/freezer, tiling to floor.

## Bedroom One 11'06ft x 10'01ft (3.35m x 3.04m)

Double glazed window, single radiator.

## Bathroom 8'11ft x 5'07ft (2.43m x 1.52m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window, single radiator, part tiling to walls.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: on street 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

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 30 July 1990

Ground Rent: £10.00 per annum.

Service Charge: £283.64 per annum

## COUNCIL TAX BAND: A

## EPC RATING: C

BD008379CM/SO05.02.25.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 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

