



Riverwalk Apartments Stakeford

Spacious and stylish two bedroom ground floor apartment for sale. Close to the local shops and amenities the property is ready to view now. With neutral decoration throughout the property is an ideal first time buy or downsizers alike. Close to the river Wansbeck there is good access to road and transport links to nearby towns of Bedlington and Ashington. Comprising briefly; communal entrance hallway, private door entrance to the apartment, light and bright living room, fitted kitchen, bathroom and two bedrooms. The property has an allocated parking bay and visitor parking available for guests. Viewings are strongly advised.



Offers In Excess Of £100,000

01670 531 114
82 Front St, Bedlington, NE22 5UA

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Riverwalk Apartments

Stakeford, NE62 5TS

Entrance

Communal entrance.

Lounge 12'05ft inc door recess x 13'06ft (3.78m x 4.12m)

Two double glazed windows to the front, double radiator, television point, coving to ceiling.

Kitchen 10'00ft x 7'10ft (3.05m x 2.39m)

Double glazed window, 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, built in electric fan assisted oven, gas hob, space for fridge/freezer, plumbed for washing machine, coving to ceiling, spotlights, cupboard housing combo boiler, under unit heater, vinyl flooring.

Bedroom One 8'08ft x 13'03ft (2.64m x 4.04m)

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

Bedroom Two 7'06ft x 13'00ft (2.29m x 3.96m)

Double glazed window, single radiator, coving to ceiling.

Bathroom 9'03ft x 5'10ft (2.82m x 1.79m)

Three piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window, heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

One allocated parking bay.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

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.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, unable to do the following: running a business, sub-letting and holiday home use.

ACCESSIBILITY

Suitable for wheelchair users.

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 01.06.2006

Ground Rent: No ground rent.

Service Charge: £174.00 per month (buildings insurance included).



COUNCIL TAX BAND: A

EPC RATING: C

BD008446CM/SO24.03.2025.V.1

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

