



Oakfield House, Sandringham Meadows Blyth

- Second Floor Flat
- Two Bedrooms
- Secure Entry
- Allocated Parking
- No Upper Chain

£ 110,000



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Blyth

ENTRANCE HALL

Entrance door, built in storage cupboard

LOUNGE 15'51 (4.70) X 11'41 (3.45)

Open plan to kitchen, double glazed window to front, telephone and television points, single radiator

KITCHEN 10'10 (3.30) X 8'61 (2.59)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating edge work surfaces, stainless steel sink unit and drainer with zip tap, electric fan assisted oven, electric hob, integrated fridge/freezer, plumbed for washing machine

BEDROOM ONE 9'06 (2.74) X 8'42 (2.54) minimum measurements excluding recess

Double glazed window to front, built in cupboard

EN-SUITE

Low level WC, hand basin, single radiator, shower cubicle, tiling to floor, spotlights

BEDROOM TWO 10'08 (3.05) X 9'29 (2.79)

Double glazed window to rear

BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to rear, tiled flooring

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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 1st January 2007

Ground Rent: £150.00 per annum

Service Charge: £1694.39 per annum

COUNCIL TAX BAND: A

EPC RATING: C

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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		



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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.

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