

Station Road | Ashington | NE63 8HG

£40,000

A well-presented one bedroom first floor flat offering modern accommodation. Conveniently located with local amenities and transport links nearby, the property benefits from a spacious lounge, modern kitchen, and generous living space throughout.

Please note that this is a corporate entity and as such the property is to be marketed as sold as seen. Buyers should be made aware that limited information is available with regards to Property Information Form enquiries.

RMS | Rook Matthews Sayer

1 1 1

One Bedroom First Floor Flat

Spacious Lounge with Media Wall

Modern Kitchen and Bathroom

Leasehold

Council Tax Band: A

EPC: C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Communal

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, work top on landing with plumbing for washing machine.

LOUNGE: 12'10 (3.91) x 14'9 (4.50)
Double glazed front window, radiator, media wall, radiator, spotlights.

KITCHEN: 8'11 (2.72) x 7'7 (2.31)
Double glazed rear window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker and fridge freezer, vinyl flooring.

BATHROOM: 7'2 (2.18) x 7'8 (33)
3-piece white suite comprising: panelled bath, low level wc, heated towel rail, cladding to walls, vinyl flooring, double glazed rear window, roof lights.

BEDROOM ONE: 10'10 (3.30) x 7'8 (2.33) up to 11'3 (3.43)
Double glazed roof light, radiator, built in cupboard.

EXTERNALLY: Yard to rear.

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PRIMARY SERVICES SUPPLY
Electricity: tbc
Water: tbc
Sewerage: tbc
Heating: tbc
Broadband: tbc
Mobile Signal Coverage Blackspot: tbc
Parking: tbc

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:999years from 06/10/2006
Ground Rent: £tbc per [month/annum]. Planned to increase by £tbc every tbc [months/years]
Service Charge: £tbc per [month/annum]
Any Other Charges/Obligations: tbc

COUNCIL TAX BAND: A

EPC RATING: C

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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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Property Ombudsman

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