



Woodvale Road, Blaydon, Tyne And Wear, NE21 5EW

*****CHAIN FREE***** Beautifully presented two bedroom ground floor flat in this modern block in Blaydon. The property comprises of entrance hallway, open plan lounge/kitchen/diner, bathroom, master bedroom with en-suite and a further bedroom. Externally there is an allocated parking space, a bike store and a small outdoor garden area. This would make an ideal home or buy to let investment. Early viewing essential to avoid disappointment. EPC Rating C.



*****CHAIN FREE*****

Ground Floor Apartment

Two Bedrooms

Bathroom & En-suite

Viewing Essential!

EPC Rating C

£85,000

Lounge/Kitchen 20' 8" x 13' 11" (6.29m x 4.23m) max

Kitchen area fitted with a range of wall and base units, integrated oven/hob and cupboard housing gas fired combi boiler. Space for freestanding appliances (not included). Lounge/dining area with two sets of French doors to access small garden area outside.

Bedroom 1 10' 10" x 9' 4" (3.31m x 2.84m) max

Bay window, fitted wardrobes.

En-suite 8' 5" x 6' 4" (2.57m x 1.93m) max

Shower cubicle, wash basin, W/C.

Bedroom 2 10' 2" x 7' 8" (3.10m x 2.33m)

Bathroom 7' 1" x 5' 6" (2.16m x 1.68m)

Bath, wash basin, W/C.

Externally

Allocated parking space, bike store, small garden area outside of French doors. This property benefits from both a secure communal door as well as it's own access via French doors from the parking area.

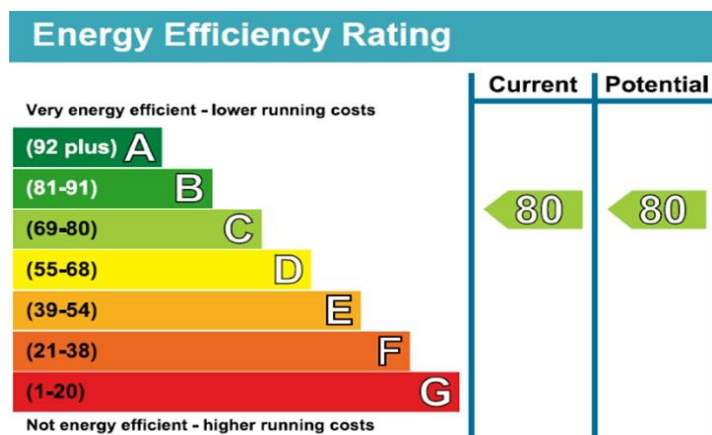
Additional information

We understand this property is leasehold with approximately 108 years remaining. Ground rent £100 per annum. Service charge approximately £1722.64 per annum to include buildings insurance, cleaning and maintenance of communal areas, garden and grounds maintenance. Your legal advisor should make further enquiries to verify these details if you proceed with an offer.

Important note to purchasers

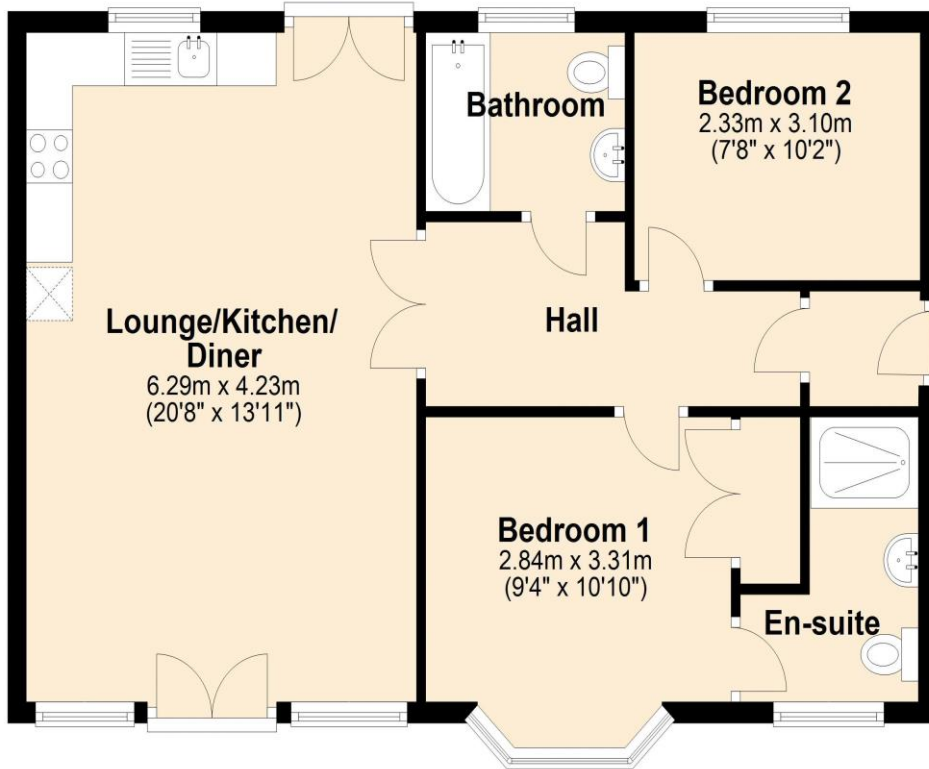
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

EPC Graph (full EPC available on request)



Floorplan

Ground Floor



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