CROMWELL FORD WAY

BLAYDON

livinglocal

welcoming you home



FOR SALE BY MODERN METHOD OF AUCTION This well presented two bedroom upper floor apartment on the popular Stella Riverside Development near Blaydon will be ideal for a wide range of buyers looking to make Stella Riverside home! The property comprises of secure communal entrance, lounge with pleasant landscaped outlook, kitchen, bathroom and two good sized bedrooms. Externally there is an allocated parking space and outside lockable storage space. Riverside walks can also be easily accessed from the property! Early viewing essential to avoid missing out. EPC rating B.









- FOR SALE BY MODERN METHOD OF AUCTION
- Buyer Fees Apply
- Modern Riverside Apartment
- Subject To Reserve Price
- T & Cs Apply
- EPC Rating B






OMEGA


88





Lounge
14'10" x 11'11"
Features a pleasant outlook over the front green and hint of the River Tyne.

Kitchen
10'1" x 6'6"
Fitted with a range off wall and base units for storage along with integrated electric oven and hob.

Bathroom
6'1" x 5'6"
A white suite bathroom featuring bath with overhead electric shower, W/C and wash basin.

Bedroom 1
10'10" x 10'0" Max

Bedroom 2
11'11" x 7'5" Max

Externally
Externally there is a communal bin area, lockable storage space and allocated parking space to the rear of the property. River walks and parks can be easily reached a few minutes walk from the property. The property boasts a pleasant outlook to the front which has been lovingly maintained by one of the neighbours.

Lease Information
Length of original lease: 155 years
Original date: 26th March 2009 Years remaining: 138 years
Annual ground rent: £240.00
Annual service charge: £1549.33
Included in the service charge: General maintenance, window cleaning, Communal utilities, building insurances looked after by Adrianic Land 3 Limited. These details have been supplied to us by the owners and a conveyancer will confirm further details as part of the legal process.

Additional Information
Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. Council tax band A. EPC Rating B. This property is Leasehold.

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.

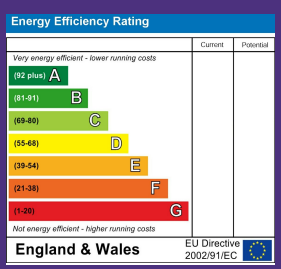
Auctioneer comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

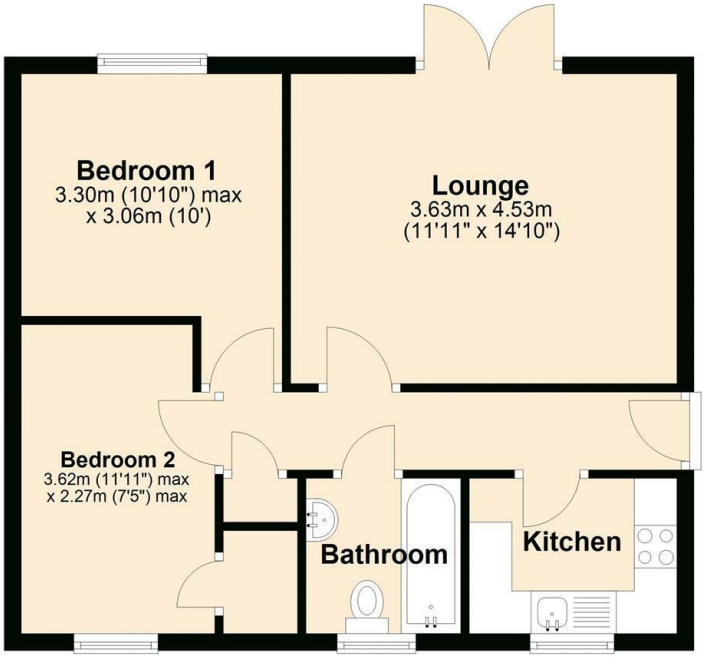
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Guide Price £70,000

Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



Total area: approx. 50.6 sq. metres (545.1 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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