



## 2 bed ground floor flat to buy in

Acklington Court, Ashington, Ashington,  
Northumberland, NE63 8UN

**£85,000**

 x 2  x 1  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Modern Ground Floor Apartment
- ✓ Two Bedrooms & Dressing Room
- ✓ Recently Renovated
- ✓ Open Plan Lounge/Diner/Kitchen
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*GROUND FLOOR MODERN APARTMENT - RECENTLY RENOVATED - TWO BEDROOMS - OPEN PLAN LOUNGE/KITCHEN/DINER - MODERN PRESENTATION - SECURE ENTRY - ALLOCATED PARKING - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this modern two bedroom ground floor apartment situated in Acklington Court within the Portland Development in the West End of Ashington. Ideally located for access into the town centre with an array of shops and amenities, the new train station and a direct road link into Morpeth. Warmed via gas central heating (combi boiler) and with new Upvc double glazing throughout the property has been recently renovated and is well presented throughout. Sold with no upper chain, early viewings are essential.

Briefly comprising; secure entry door into communal hallway, main entrance door into apartment hallway, open plan lounge/kitchen/diner, two bedrooms and bathroom. Allocated parking bay to the rear.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 117

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £770.00

Price: £85,000

Property Type: Ground floor flat

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## External

Allocated parking bay.



## Entrance Hallway

Via main access door from secure communal hallway, radiator.



## Lounge/Dining Area

Two windows to front, two radiators. Open plan into kitchen area.



## Kitchen

Window to front. A fitted kitchen with wall, floor and drawer units, roll edge worktops and matching trims, integrated electric oven and hob with extractor above, stainless steel sink and drainer with mixer tap, plumbing for washing machine, vinyl flooring.



## Bedroom One

Window to front, access door to the dressing room, radiator.



## Dressing Room

Window to front, radiator.



## Bedroom Two

Window to front, radiator.



## Bathroom

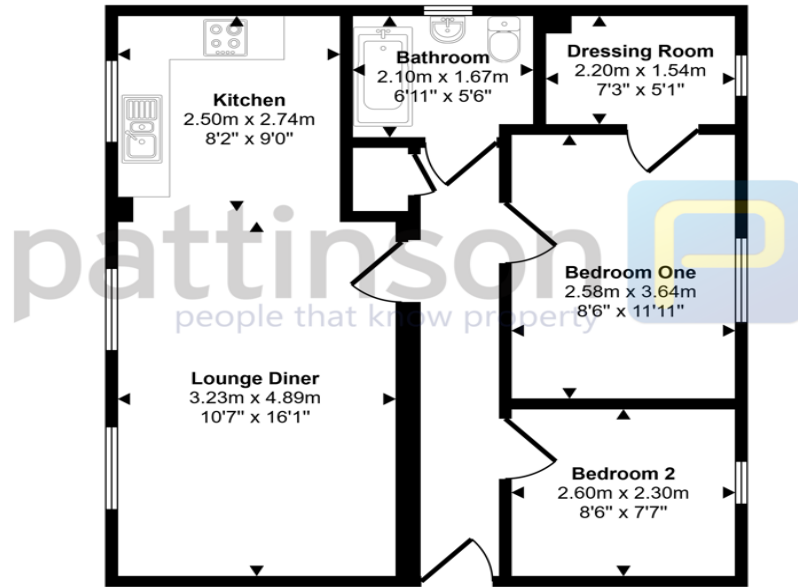
Frosted window to side. Fitted with a three piece white suite comprising a panelled bath with shower over and glass screen door, pedestal wash had basin, w.c, partially tiled walls, vinyl flooring, radiator.



## Floor Plan



Approx Gross Internal Area  
56 sq m / 598 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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