



## 2 bed ground floor flat to buy in

Falmouth Walk, Cramlington, Cramlington,  
Northumberland, NE23 1RU

**£45,000** Starting Bid

🛏 x 2 🚿 x 1 🚻 x 1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ TO BE SOLD via ONLINE AUCTION. FEES APPLY.
- ✓ VACANT
- ✓ Ground floor flat
- ✓ Fantastic location and outlook
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

TO BE SOLD via ONLINE AUCTION. FEES APPLY.

Ground floor flat in a fantastic location! Within walking distance to local shops and amenities. Well positioned with an open outlook and a generous garden area to the rear elevation. This garden flat has great potential and would suit someone looking for a property which has great accessibility and proximity to supermarkets and shops. Including a garage.

Appealing to landlords, we would expect a return of 700pcm once works are complete.

Call us today to book your viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 48

Annual Ground Rent Amount: £15.00

Price: Starting Bid £45,000

Property Type: Ground floor flat

Parking: Garage

Heating: Electric

## Entrance hallway



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## Kitchen



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## Living Room



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## Bedroom 1



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## Bedroom 2



## Bathroom



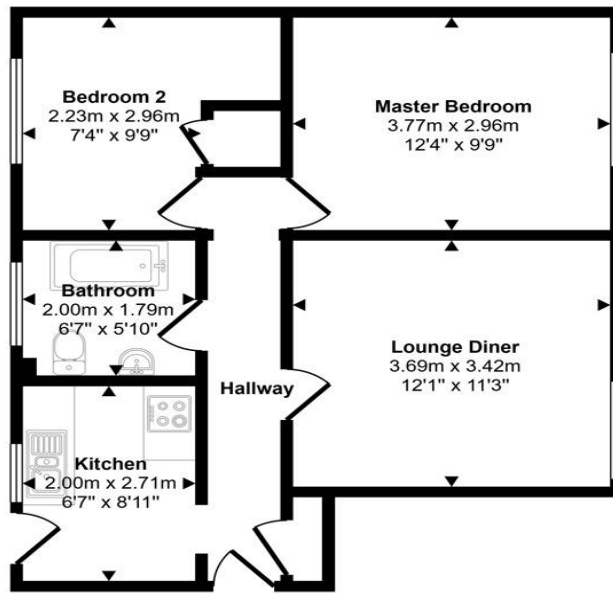
## Outlook



## External



Approx Gross Internal Area  
49 sq m / 527 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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