



## 2 bed upper flat to buy in NE23

Mirlaw Road, Cramlington, Cramlington,  
Northumberland, NE23 6UA

# £95,000

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ Great location
- ✓ Currently let at 550pcm
- ✓ Two double bedrooms
- ✓ Garden and garage
- ✓ EPC Rating D

Garage parking

## Key Information

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

## Description

Appealing to landlords! This lovely two bedroom Bellway built upper flat is currently tenanted at £550pcm. Very well located in a sought after location within Cramlington, this estate is popular due to its close proximity to a range of shops, restaurants and schools. The property is well presented and offers attractive and spacious living accommodation and the added bonus of a fantastic garden and garage in a separate block.

The staircase provides access to a hallway with two double bedrooms, a spacious living room, breakfasting kitchen and bathroom. Externally there is an attractive garden with gated access and a garage in a separate block.

Sold with a longstanding ongoing tenancy. To view please contact the Cramlington team.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 90

Annual Ground Rent Amount: £914.00

Price: £95,000

Property Type: Upper Flat

Parking: Garage

Heating: Gas

## Entrance hallway



## Living Room



## Kitchen



## Bedroom 1



## Bedroom 2

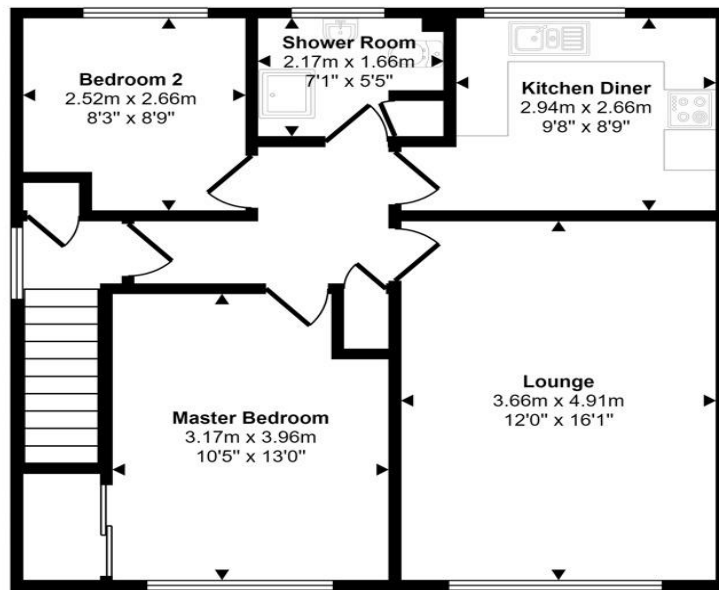
## Bathroom



## External



Approx Gross Internal Area  
62 sq m / 665 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>		62	
(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:

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