



## 2 bed apartment to buy in NE63

Stamfordham Court, Ashington,  
Northumberland, NE63 8TH

**£75,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ PRICED TO SELL!!
- ✓ Modern Ground Floor Apartment
- ✓ Two Bedrooms
- ✓ Allocated Parking
- ✓ 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

\*\*\*PERFECT FIRST TIME BUY - GROUND FLOOR MODERN APARTMENT - TWO BEDROOMS - OPEN PLAN LOUNGE/KITCHEN - SECURE ENTRY - ALLOCATED & VISTOR PARKING - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this modern two bedroom ground floor apartment situated in Stamfordham 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, train station linking directly into Newcastle City Centre and just a short drive into Morpeth. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout the property is sold with no upper chain and is available to view now.

Briefly comprising; secure entry door into communal hallway, main entrance door into apartment hallway, open plan lounge & kitchen, bedroom one with separate dressing room, second double bedroom and bathroom. Externally an allocated parking bay and ample visitor parking.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 99

Annual Service Charge Amount: £1,477.00

Price: Offers Over £75,000

Property Type: Apartment

Parking: Allocated, Visitor

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

Main access door, secure entry intercom, built in storage cupboard, radiator.



## Lounge

6.54m x 3.67m (21'5" x 12'0")

Two windows to front, radiator, open aspect into the kitchen area.



## Lounge Additional



## Kitchen

3.64m x 1.99m (11'11" x 6'6")

Window to front. Fitted with a range of white and light wood wall, floor and drawer units with black roll edge worktops and matching trims, one and a half stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven with brushed steel splashback and chimney style extractor over, housed gas combi boiler, plumbing for washing machine, vinyl flooring.



## Kitchen Additional



## Bedroom One

3.29m x 3.29m (10'9" x 10'9")

Window to rear, radiator.  
(No image available)



## Bedroom Two

3.72m x 2.25m (12'2" x 7'4")

Window to front, radiator.



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## Bathroom

3.02m x 2.08m (9'10" x 6'9")

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

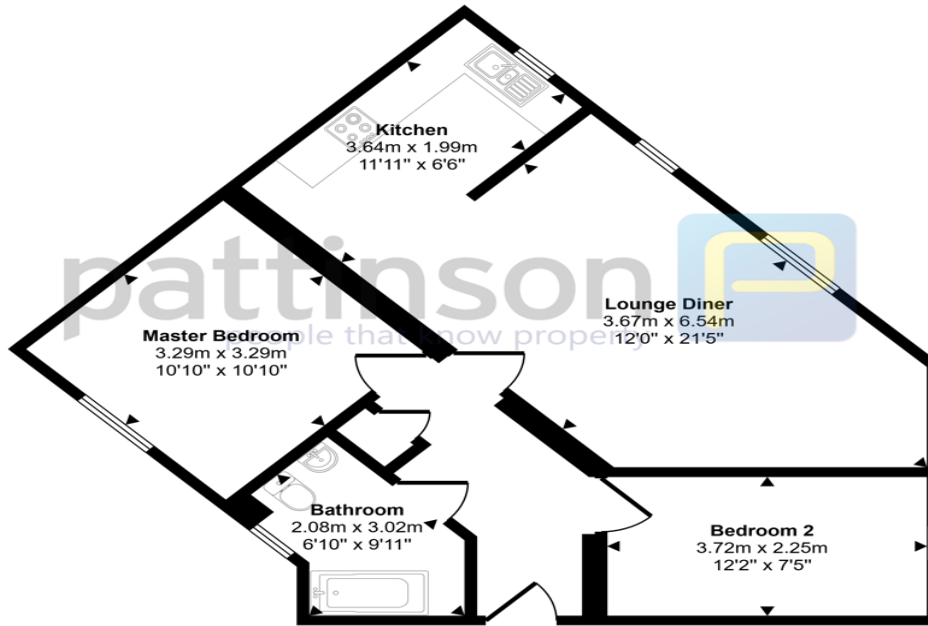


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## External/Parking



Approx Gross Internal Area  
61 sq m / 659 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>	80	80
(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	

Stamfordham Court, Ashington, Northumberland, NE63 8TH

Contact your local branch today for more information on this property:

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