



To buy

## 1 bed studio flat to buy in NE23

Hertford Grove, Cramlington,  
Cramlington, Northumberland, NE23 2FL

# £39,950

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Achieved 400 pcm when let.
- ✓ Popular location within
- ✓ Great buy to let opportunity
- ✓ No onward chain
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Teri Dunning  
Cramlington

01670 568098  
cramlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A great investment opportunity! First floor Studio apartment, which is being offered for sale with no onward chain. Well presented and ideal for a buy to let, this property when tenanted let at 370pcm. Conveniently placed within Cramlington, the property is ideally situated to provide good access onto the A189 road link.

The studio briefly comprises; lounge/bedroom, kitchen and bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 68

Annual Ground Rent Amount: £960.00

Price: £39,950

Property Type: Studio flat

Parking: Allocated

Heating: Electric

## Bathroom

Comprising wash hand basin, w.c and panelled bath with shower over. Radiator.



## External

Communal gardens and off street parking.

## Kitchen

Fitted wall and base units with work surface over. Stainless steel sink unit with mixer tap. Window.



## Living room--Bedroom



## Living room- Bedroom



## Living room/Bedroom

4.60m x 3.40m (15'1" x 11'1")

Open plan living room with fitted double bed. Wall mounted heater.



## Communal entrance



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>			73
(55-68) <b>D</b>		64	
(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	

Hertford Grove, Cramlington, Cramlington, Northumberland, NE23 2FL

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

**Blagdon House Smithy Square, Cramlington, Northumberland, NE23 6QL, Tel: 01670 568098,  
cramlington@pattinson.co.uk, www.pattinson.co.uk**

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