

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63 9BJ



- GROUND FLOOR FLAT
- TENANT IN SITU - £328 PER CAL MONTH
- EPC RATING C

- TWO BEDROOMS
- IDEALY LOCATED
- IDEAL INVESTMENT OPPORTUNITY

Price £39,950

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****FIRST FLOOR FLAT ALSO AVAILABLE WITH TENANT IN SITU**** two bedroom, would make an ideal investment, as advised by the owner the rental income for both amounts to £328.00 PER CAL MONTH. The property is ideally located for all local amenities and transport. Comprises of lobby, kitchen, bathroom, lounge, two bedrooms, shared yard and front garden.

GROUND FLOOR

LOBBY

KITCHEN

Wall and base units with work surface, sink with drainer and mixer tap, electric cooker point, double glazed window.

LOUNGE

14' x 15' (4.27m x 4.57m)

Double glazed window, radiator.



BATHROOM

bath, low level wc, pedestal wash hand basin.

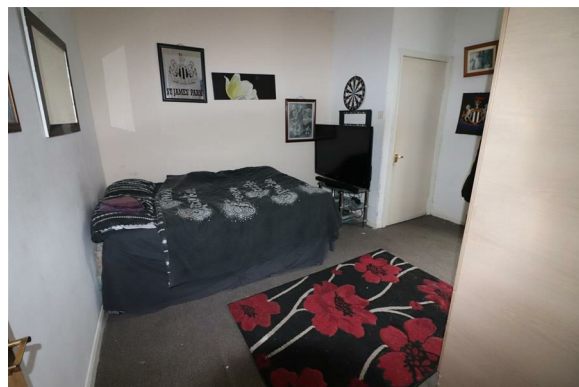


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BEDROOM ONE

11'7 x 13' (3.53m x 3.96m)

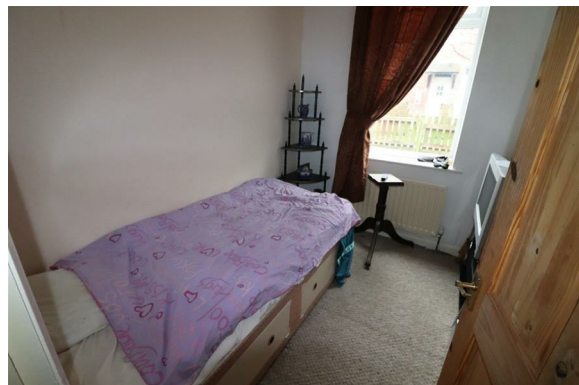
Double glazed window, radiator, lobby to the front, double glazed door.



BEDROOM TWO

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window, radiator.



EXTERNALLY

Shared yard, garden to the front.

EXTERNALLY



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SHARED YARD



FRONT

Paved garden to the front.



TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

FILE NUMBER

PLEASE QUOTE REFERENCE NO:



MORTGAGE

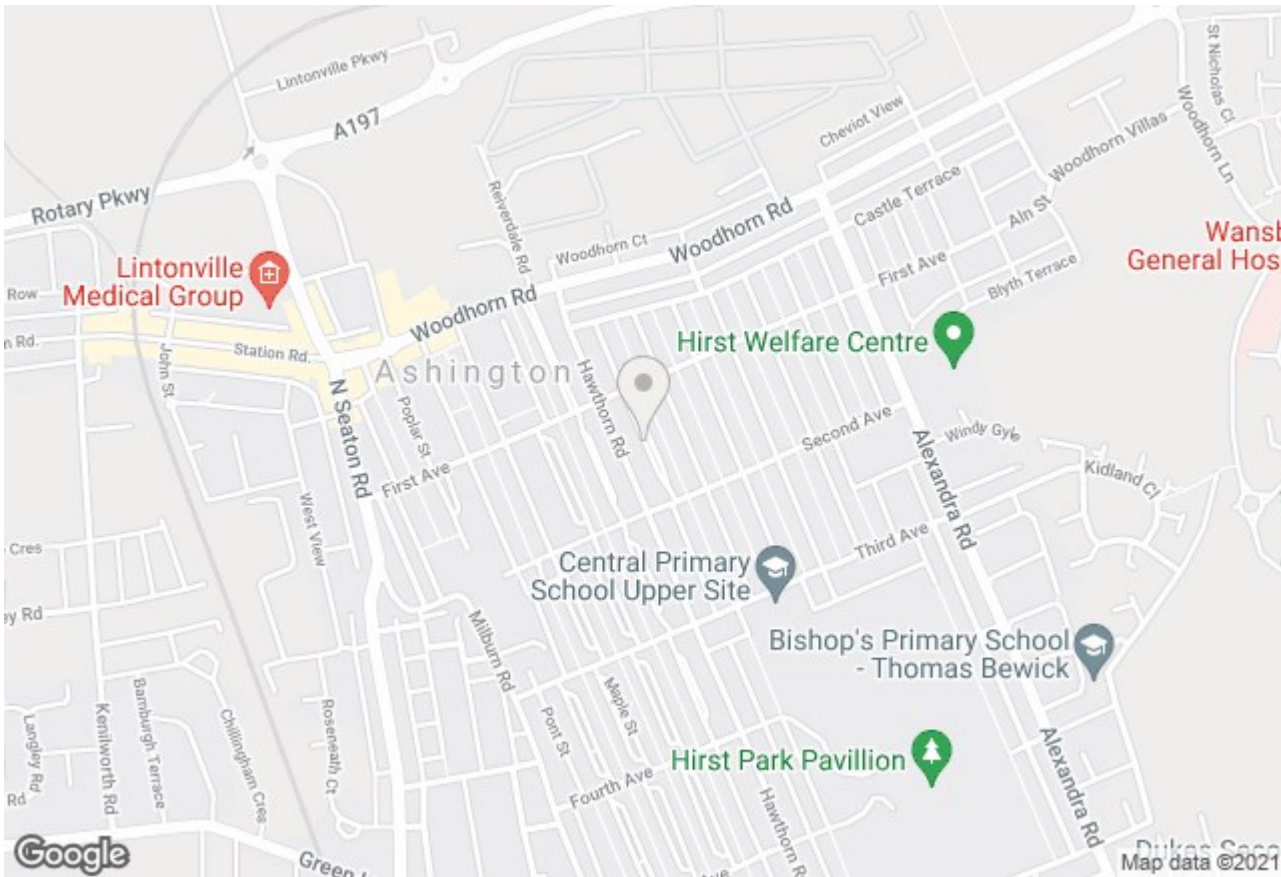
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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