



ALISTAIR HARPER POWERED BY **exp** TM UK

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 07813 673 606

33, The Oaks Edendale Avenue

Offers Over £70,000

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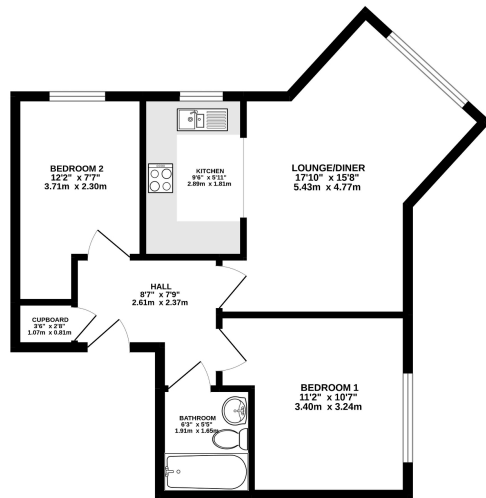
- Please Quote Ref: AH0284 For All Enquiries
- Second Floor Apartment
- Purpose Built Block - The Oaks
- Two Bedrooms + Modern Refitted Bathroom
- Spacious Open Plan Living
- 115 Unexpired Lease, £81pcm SC & £150pa GR
- Resident's Parking
- Well Presented Throughout

Calling all first time buyers & would be buy-to-let investors - we've got something for you!

A two bedroom purpose built apartment located within The Oaks in Blyth. After a two storey walk up, you'll be greeted by an attractive property that offers two good-sized bedrooms, a bright open plan living space with modern kitchen adjacent, with the added benefit of full refitted modern bathroom.

Great for someone looking to take their first steps on the property ladder, this property is well located for local amenities, local bus links as well as the open green spaces of Briardale playfield - plus, a McDonalds breakfast has never been so accessible.

Offered with a long lease and affordable leasehold charges, this apartment is ready for viewings when you are.



TOTAL FLOOR AREA: 512 sq. ft. (47.6 sq. m) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling, doors and windows are approximate and not guaranteed. Measurements are for information only and should not be used as a basis for any purchase or other contract. The architect, surveyor and developer cannot be held responsible for any inaccuracies in their representation of efficiency can be given. Measurements taken 01/04/2021

25/09/2021 12:11 Energy performance certificate (EPC) - Flat in energy certificate - GUY11K

Energy performance certificate (EPC)		
25 THE OAKS 25 BRIARDALE AVENUE GOWDEN CU11 1PL NE34 5HS	Energy rating B	Valid until: 17 May 2031 Certificate number: 6379-2853-3055-2399-4623
Property type	Mid-floor flat	
Total floor area	49 square metres	
Rules on letting this property		
Properties can be rented if they have an energy rating from A to E.		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standards-landlords .		
Energy efficiency rating for this property		
This property's current energy rating is B. It has the potential to be B.		The graph shows this property's current and potential energy efficiency.
See how to improve this property's energy performance.		Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.		For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current Potential
92+	A	
81-91	B	61 61
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

<https://find-energy-certificates.service.gov.uk/energy-certificates/6379-2853-3055-2399-4623/print-view>