



## 121 Winshields , Cramlington NE23 6JD

- Ground Floor Flat
- Popular Area
  - Kitchen
- Double Bedroom
- No Upper Chain
- Cash Buyers Only
  - Lounge
  - Bathroom/w.c.
  - Garage in Block
- Viewing is Recommended

Asking Price £32,500





**\*\*\*ATTENTION CASH BUYERS ONLY\*\*\***

An excellent opportunity to purchase this ground floor flat available to cash buyers only due to having a short lease. Situated in Cramlington close to local amenities, having the added benefit of no upper chain. Briefly comprising Entrance Hallway, Lounge, Kitchen with wall & floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, electric hob and oven. Bathroom with white suite comprising panelled bath, pedestal wash basin, low level w.c. One Double Bedroom. Externally there are communal gardens and a garage in block nearby.



## Reception Hallway

### Lounge

10'6 x 9'3

### Kitchen

8'3 x 6'2

### Bedroom One

11'6 x 7'6

### Bathroom/w.c.

6'2 x 5'5

## Externally

### Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.


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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

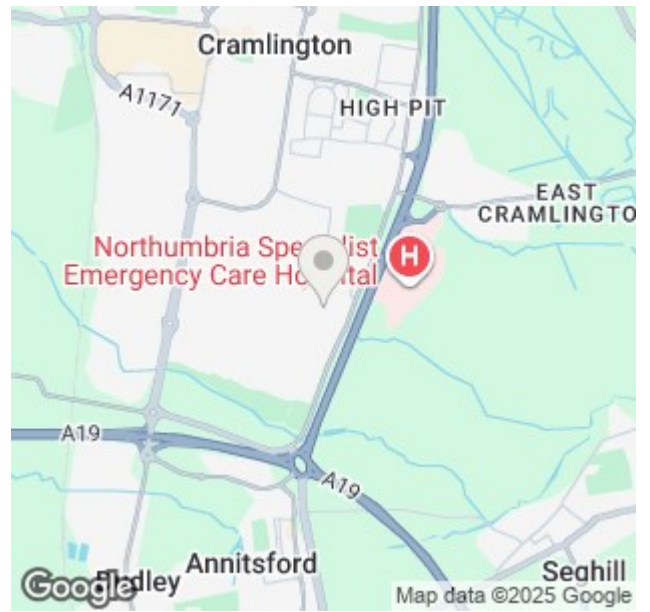




**Local Authority**  
**Council Tax Band**  
**EPC Rating**  
**Tenure Leasehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.