



## 2 bed lower flat to buy in NE23

Greenlaw Road, Southfield Green,  
Cramlington, Northumberland, NE23 6NN

**£80,000** Offers over

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ Lower flat
- ✓ Great location
- ✓ Garage
- ✓ Two bedrooms
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Situated in the popular Southfield Green Estate, this well-presented two bedroom lower Bellway flat offers comfortable living in a sought-after location.

The accommodation offers two well-proportioned bedrooms, spacious living room, bathroom and kitchen.

The property also benefits from a private back yard with direct access to the garage.

Ground Rent: £15 per annum

This property is an excellent opportunity for downsizers or investors seeking a rental prospect in a strong location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 42

Annual Service Charge Amount: £15.00

Price: Offers over £80,000

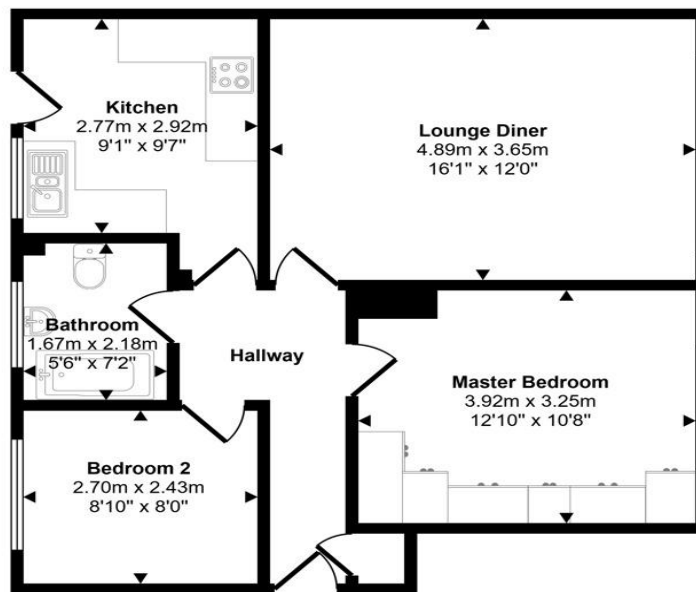
Property Type: Lower Flat

USPs: Garden

Parking: Garage

Heating: Gas

Approx Gross Internal Area  
59 sq m / 630 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>	73	76
(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	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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