



**Winstor Place  
Cramlington  
Northumberland  
NE23 6PH**

**Offers In Excess Of £74,000**

**bettermove**

## Winster Place Cramlington

Bettermove are proud to present this 2 bedroom 1st floor flat in Cramlington, This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric central heating throughout and has off street parking available via the side street or garage.

The council tax band is A.

This is a leasehold property with 125 years remaining on the lease from 2008; the ground rent is £395.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, two bedrooms and a bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Cramlington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A1, A19 and many local bus and train routes.

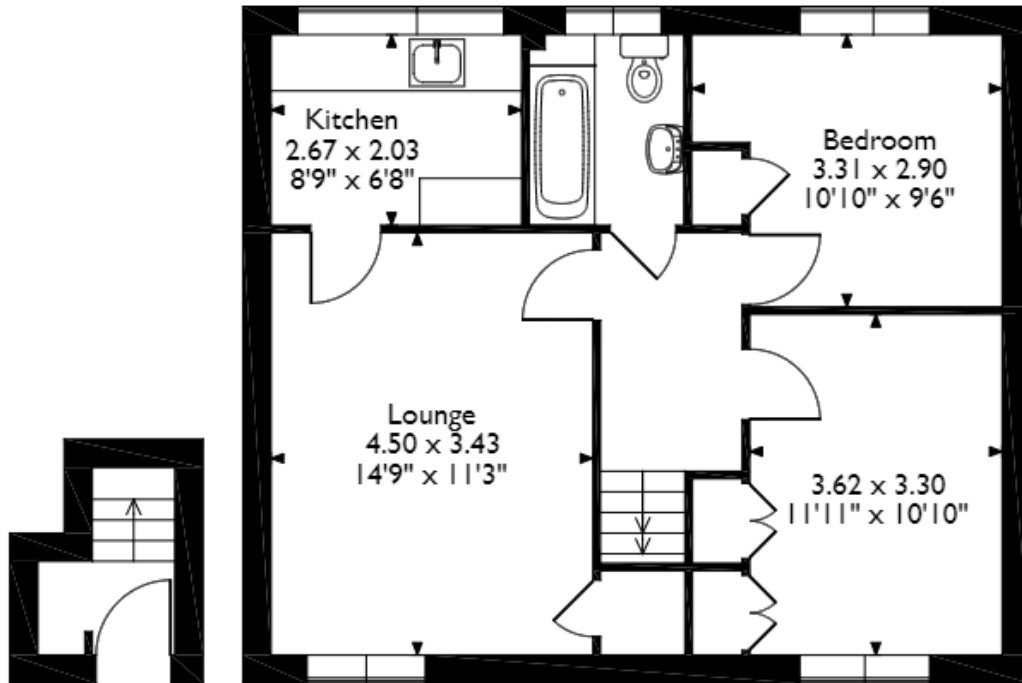
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the



Winster Place, Cramlington  
 Approximate Gross Internal Area  
 53 Sq M/570 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	65
(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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