



Rodney Court

Whitley Lodge, Whitley Bay

A gorgeous first floor apartment located on the highly sought after Whitley Lodge Estate. Close to the beach, local shops, bus routes and amenities, it really is a fabulous place to live!

You will benefit from a secure entry system into a well presented communal hallway, spacious hallway to the first floor apartment with ample storage, large, light and airy lounge/dining room adjoining the contemporary and stylish kitchen, in white, with integrated appliances. Double bedroom with beautiful fitted, mirrored wardrobes, providing ample hanging and storage space, including shelving and drawers. Modern bathroom with shower, recently re-decorated throughout, electric radiators, double glazing. Externally there are well maintained communal gardens. The property benefits from no onward chain! Long lease with 940 years remaining. Management Fee which includes the Ground Rent is £80 per calendar month. (Includes building insurance and maintenance, communal garden and area management). Council Tax Band: A

£94,950

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Secure Entry System and Door to:

COMMUNAL HALLWAY: Mailboxes, secured cupboard available for additional storage, staircase to the first floor

ENTRANCE DOOR TO:

HALLWAY: Large, walk in storage cupboard, intercom, door to:

LOUNGE/DINING ROOM: (front and side): 14'9 x 14'4, (4.50m x 4.37m), A gorgeous, light and airy living room with ample space should you wish to utilise a dining table too. Two double glazed windows with dual aspect, electric radiator, through to:

KITCHEN: (front): 12'8 x 5'5, (3.86m x 1.65m), A contemporary and stylish fitted kitchen, in white, incorporating a range of base, wall and drawer units, roll edge work tops, integrated electric oven, hob and cooker hood, plumbed for automatic washing machine, single drainer sink unit with mixer taps, wood effect laminate flooring, brick effect tiling, double glazed window



BEDROOM: (side): 11'0 x 9'6, (3.35m x 2.50m), Excluding depth of spacious fitted robes. The wardrobes are of excellent standard, stylish and modern, with mirrored fronts, ample hanging space, drawers and shelving within, electric radiator, double glazed window

BATHROOM: Modern white suite, comprising of, bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls, tile effect flooring, large storage cupboard housing hot water tank, additional storage cupboard

EXTERNALLY: Well-maintained communal garden areas to enjoy at the front and side

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 01 January 1964
Management fee and ground rent (Inclusive): £80 per month includes building maintenance and insurance and the communal garden management

Council Tax Band: A

EPC Rating: E

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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