



Belvedere Gardens

Benton

- Ground Floor Apartment
- Spacious Living
- One Bedroom
- South Facing Balcony
- Allocated Parking Bay

£ 110,000



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Belvedere Gardens

Benton

PROPERTY DESCRIPTION

Presenting an immaculate ground floor flat now available for sale in the exclusive Belvedere Gardens, Benton, tailored to meet the needs of couples or singles looking for a serene and peaceful living environment. The property is excellently positioned with convenient access to local amenities and public transport links, ensuring all your daily necessities are within reach and your commute is hassle-free.

Upon entering, you are welcomed into a spacious reception room, bathed in natural light from the large windows. The room effortlessly accommodates enough space for dining, ideal for hosting intimate dinners or casual get-togethers. A unique feature of this flat is its south-facing balcony, accessible from both the reception room and the bedroom, offering an exceptional space to relax and unwind.

The property boasts a generously sized master bedroom, featuring a double bed and providing ample space to create your tranquil retreat. The bedroom also benefits from direct access to the balcony, allowing you to start your day with a breath of fresh air and a fantastic view.

The flat is complemented by a modern kitchen, equipped with appliances and ample storage to cater to your culinary needs. It's a perfect blend of functionality and style, set to inspire your inner chef.

Adding to the appeal of this property are the communal gardens and the exclusive parking spot. These features, combined with its prime location and impeccable condition, make this flat a highly desirable and unique offering in the market. Don't miss the opportunity to own this peaceful sanctuary.

Living Room: 11'09" x 15'00" - 3.58m x 4.57m

Kitchen: 6'02" x 10'04" - 1.88m x 3.15m

Bedroom: 10'11" x 10'03" - 3.33m x 3.12m

Bathroom: 6'02" x 6'05" - 1.88m x 1.96m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 125 years from July 1998

Ground Rent: £90 per annum.

Service Charge: £150 per month

COUNCIL TAX BAND: B

EPC RATING: D

FH00008683.SD.SD.17/5/24.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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