



Chillingham Road Heaton

- Two bedroom flat
- For sale by auction – Option 1 – 30th May 2024
- Located close to Chillingham Road Metro Station & local amenities
- Leasehold - 125 years from 1 January 2005
- Council Tax Band A
- EPC rating C



Guide price £90,000

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Chillingham Road

Heaton

For Sale by Auction: 30th May 2024, Option 1 - Terms and Conditions apply.

Welcome to this delightful 2-bedroom flat that's eagerly awaiting its new owners. Located on the first floor of a purpose-built development, this charming property is a blend of comfort and convenience. As soon as you step in, you'll be greeted by a spacious reception room that boasts a gorgeous Juliet balcony. Just imagine yourself enjoying a cup of tea here while watching the world go by. Adjacent to the reception room, you will find the kitchen. It's perfectly sized and ready to inspire culinary creativity.

The property features two bedrooms, with the first one being a comfortable double – a perfect retreat after a long day. The flat also comes with a bathroom that completes the living accommodation. This flat also comes with its very own balcony off the master bedroom.

What makes this property even more appealing is its EPC rating of 'C' and council tax band 'A', which not only makes it energy efficient but also cost-effective.

When it comes to location, this flat wins hands down! It has excellent public transport links which means commuting is a breeze. Plus, there are nearby schools and local amenities that add to the charm of the area.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

*Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com*

COMMUNAL ENTRANCE

Stairs to all floors, security entryphone system

ENTRANCE HALL

Entrance door, security entryphone system, built in cupboard, radiator.

LOUNGE – 10'11 x 16'6 + 25'04 max (3.33m x 5.03m + 7.72m max)

Double glazed window and double glazed French doors to the front with Juliet balcony, television point, coving to ceiling, radiator, and archway to:

KITCHEN – 11'0 x 7'3 (3.35m x 2.21m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, space for auto washer, space for auto dishwasher, wall mounted central heating boiler, radiator, double glazed window to the rear.

BEDROOM 1 – 12'7 x 8'4 (3.84m x 2.54m)

Double glazed window to the front, radiator.

BEDROOM 2 – 9'6 x 9'1 (2.90m x 2.77m)

Double glazed French doors onto balcony at the rear, built in cupboard.

BATHROOM/W.C

White 3 piece suite comprising; panelled bath, pedestal wash hand basin, low level w.c, shaver point, radiator, double glazed frosted window to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS CENTRAL HEATING

Broadband: FIBRE AVAILABLE (NONE CURRENTLY INSTALLED)

Mobile Signal Coverage Blackspot: NO

Parking: NO 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

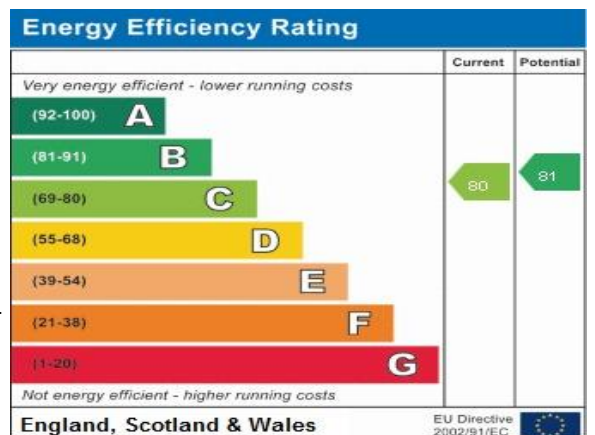
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

- Leasehold - 125 years from 1 January 2005
- Service charge £1886 per annum
- Ground rent £125 per annum

COUNCIL TAX BAND: A

EPC RATING: C

JR00004228.MJ.KC.10/05/24.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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