



## Foundry Court

### St Peters Basin

- First floor apartment
- Two Bedrooms
- Allocated parking
- Investment potential with approximate yield of 8%
- Double glazed windows
- Electric heating
- Council tax band B/ EPC to be confirmed



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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

# Foundry Court

St Peters Basin, Newcastle upon Tyne, NE61UG

This immaculate first floor apartment, is a sublime blend of modern living and comfort. The property is comprised of two bedrooms, one of which is a spacious double room. The second bedroom, is also a double and could be a home office. . The apartment also boasts a modern shower room, tastefully designed to provide a luxurious experience. Complementing this is a modern fitted kitchen, well-equipped to cater to all culinary needs, making it an ideal space for those who love to cook. With a versatile reception room, offering natural light provided by windows to three sides, this flat provides a sizeable area for relaxation and entertainment. One of the unique features of this property is its parking facility. This is a significant advantage considering the property's desirable location. Situated in a quiet area, close to the marina with local amenities within easy reach, the location offers the best of both worlds - tranquility and convenience.

This flat is particularly suitable for couples and first-time buyers looking to step onto the property ladder. It also presents an excellent opportunity for investors, with the potential to achieve a yield of approximately 8%.

## COMMUNAL ENTRANCE

Communal stairs to each floor.

## ENTRANCE HALL

Entrance door, electric wall heater.

## LOUNGE- 10'7 max x 22'3 max (3.22m max x 6.78m max)

Double glazed windows to the front side and rear, television point, electric wall heater.

## KITCHEN – 11'6 x 5'85 (3.51m x 1.73m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, space for fridge/freezer, double glazed window to the rear.

## BEDROOM 1 – 11'7 x 9'16 (3.53m x 2.77m)

Double glazed window to the front, electric wall heater.

## BEDROOM 2 – 9'18 x 6.84 (2.77m x 2.03m)

Electric wall heater, double glazed window to the front.

## SHOWER/W.C

White wash hand basin set in vanity unit, step in shower cubicle with electric shower and glass shower screen, low level w.c with concealed cistern, heated towel rail, double glazed frosted window to the rear.

## EXTERNAL

Allocated parking bay.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

## 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.

- 99 years from 1 March 1990 –currently in the process of being extended an additional 90 years.

## COUNCIL TAX BAND: B

EPC RATING: TBC



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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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