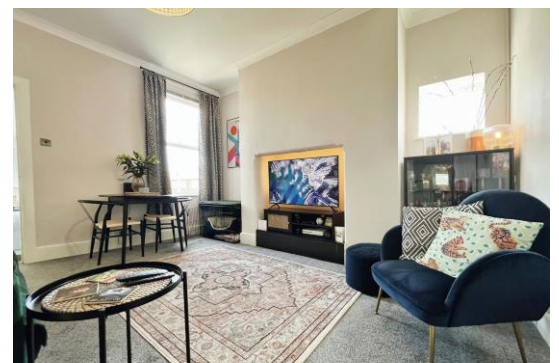




Lansdowne Road Forest Hall

- First Floor Flat
- Two Bedrooms
- Immaculate Presentation
- Large Bathroom
- Private Yard

£ 99,950 OFFERS OVER



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Lansdowne Road

Forest Hall

PROPERTY DESCRIPTION

New to the sales market is this immaculate end of terrace first floor flat, ideally situated on Lansdowne Road, Forest Hall, close to local amenities and public transport links. This property is perfect for couples seeking a blend of old-world charm and modern convenience.

The property boasts two generous bedrooms. The master bedroom is particularly spacious and offers a sense of luxury. The second bedroom is also a double, making it ideal for guests or for use as a home office.

The large bathroom serves as a tranquil retreat, where you can unwind after a long day. High ceilings throughout the property add a sense of grandeur and space, making this home feel open and airy.

The kitchen is equipped with modern appliances and provides access to a private yard, ideal for those who enjoy outdoor dining or relaxation. Imagine enjoying your morning coffee outside, revelling in the peace and quiet of your own space.

The reception room is a standout feature, with large, dual-aspect windows flooding the room with natural light. This room is perfect for entertaining or simply relaxing in front of the television after a long day.

The property is assigned an EPC rating of D and falls within council tax band A. The property condition is immaculate and ready for the new owners to move in and enjoy.

The unique features such as high ceilings and a private yard are not commonly found in flats, making this property a unique find. This end of terrace flat is a must-see for anyone seeking a blend of convenience and luxury.

Living Room: 14'01" x 12'07" (into alcove) - 4.29m x 3.84m

Kitchen: 10'02" x 7'07" - 3.10m x 2.31m

Bedroom One: 13'09" x 12'10" (into alcove) - 4.19m x 3.91m

Bedroom Two: 8'01" x 7'00" - 2.46m x 2.13m

Bathroom: 9'09" x 6'10" - 2.97m x 2.08

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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: 999 years from 1984

COUNCIL TAX BAND: A

EPC RATING: D

FH00008707.SD.SD.25/6/24.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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