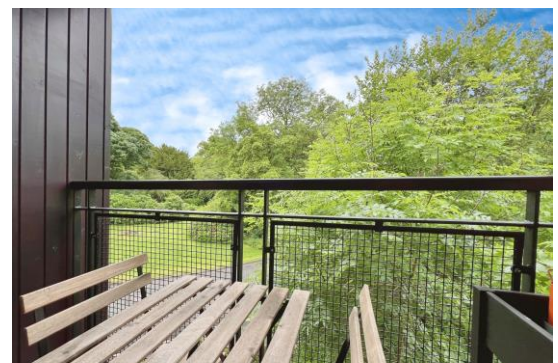




Williams Park Benton

- Top Floor Apartment
- Spacious Living
- Upgraded Kitchen
- Two Double Bedrooms
- West Facing Balcony

£ 149,950 Offers Over



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Williams Park

Benton

PROPERTY DESCRIPTION

For sale is an immaculate apartment, located within Williams Park, Benton that is the epitome of modern living. This top-floor property comes with a host of stunning features that include a beautiful view, updated kitchen and a west-facing balcony.

The flat comprises two spacious double bedrooms, two bathrooms, a reception room, and a kitchen. The master bedroom is a luxurious retreat, complete with an en-suite shower room and built-in wardrobes. The second bedroom is equally spacious and comfortably fits a double bed. The main bathroom is fully tiled and includes a storage cupboard, ensuring that all your essentials are neatly tucked away.

The heart of this home is unquestionably the updated open-plan dining kitchen. It boasts modern appliances and an exposed brick wall that adds a touch of rustic charm to the contemporary space. The dining area is perfect for entertaining guests or enjoying a cosy meal.

The reception room is a bright and welcoming space, thanks to the large windows that let in an abundance of natural light. It also provides access to the balcony, where you can enjoy the serene and beautiful view.

The property is ideally located, offering a peaceful and quiet environment with excellent public transport links and green spaces nearby. It's perfect for couples looking for a tranquil setting without compromising on convenience.

This flat has a council tax band B and an EPC rating D. It represents a fantastic opportunity for those seeking a blend of modern living in a peaceful location. Don't miss out on this unique property.

Living Room: 18'01" (max) x 13'03" (max) - 5.51m x 4.04m

Kitchen: 16'11" x 8'03" - 5.16m x 2.52m

Bedroom One: 14'09" (max) x 11'00" - 4.50m x 3.35m

En-suite: 5'05" x 5'01" - 1.65m x 1.55m

Bedroom Two: 12'05" (max) x 8'11" - 3.78m x 2.72m

Bathroom: 6'08" x 7'05" (+storage cupboard) - 2.03m x 2.26m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: COMMUNAL

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: 101 years from 01/01/2024

Ground Rent: £87.24 per 6 monthly.

Service Charge: £168.21 per month

COUNCIL TAX BAND: B

EPC RATING: D

FH00008714.SD.SD.03/07/24.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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The Property
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