



## Brabourne Gardens

### Preston Grange, North Shields

This fabulous, larger style first floor apartment, boasts approximately 721 square feet of light, space and flexible living. Located on the highly sought after Preston Grange Estate, close to local schools, shops, bus routes and major transport links to the A1058 City Centre and A19 North and South. It is also approximately a five, minute drive from our wonderful Tynemouth Coastline and within walking distance to North Tyneside General Hospital, just perfect! The apartment has the unique advantage of a lift ensuring the apartment is suitable for people of all ages and stages of life. There is no onward chain and we are confident that you will be delighted with this deceptively spacious property! There is a secure entry system to the communal hallway, lift up to the first floor, impressive hallway, fabulous sized lounge/dining room, stylish breakfasting kitchen with integrated appliances, two double bedrooms, the principle, bedroom with feature Juliette balcony and contemporary en-suite shower room, modern family bathroom with shower. To the rear of the property is a private, allocated parking bay with direct access into the block and to the lift, there are also well, maintained communal grounds.

# £145,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

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

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Secure Entry System and Door to:

**COMMUNAL HALLWAY:** communal hallway with access to lift and mailboxes, door out to rear courtyard and parking, staircase to first floor communal landing

**FIRST FLOOR COMMUNAL LANDING:** door to:

**ENTRANCE HALLWAY:** an impressive, spacious hallway with radiator and large, double cloaks cupboard, double glazed window, fitted shoe storage, door to:

**LOUNGE/DINING ROOM:** (front): 18'6 x 14'3, (5.64m x 4.34m), into door recess, a stunning front room with delightful aspect, providing ample space for both living and dining, if required, two double glazed windows, two radiators

**BREAKFASTING KITCHEN:** (rear): 10'4 x 9'1, (3.15m x 2.77m), a stylish kitchen with a range of comprehensive, cream, base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, automatic washing machine and dishwasher included, single drainer sink unit with mixer taps, tiled splashbacks, central heating boiler, double glazed window, radiator, modern flooring

**BEDROOM ONE:** (front): 16'5 x 10'1, (5.0m x 3.07m), measurements into door recess, beautiful principle bedroom with double glazed French doors and Juliette balcony, radiator, door to:

**EN-SUITE SHOWER ROOM:** contemporary en-suite comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, radiator, tiled shower area and splashbacks

**BEDROOM TWO:** front 16'5 x 8'4, (5.0m x 2.54m), measurements into door recess, radiator, double glazed window

**FAMILY BATHROOM:** 9'1 x 5'8, (2.77m x 1.73m), modern family bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled bath and shower area, radiator





**EXTERNALLY:** private garden area and rear courtyard, allocated parking bay

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

**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: 150 years from 01 June 2002 (128 years remaining)

Ground Rent: £194.58 per annum payable to Kingston Property services LTD

Service Charge: £1,407.91 per annum (£117.32 per month)

Agents Note: Pets allowed subject to written consent of the management company.

**COUNCIL TAX BAND: B**

**EPC RATING: B**

WB2610.AI.DB.23/08/2024.V.2





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

**16 Branches across the North-East**

