



Dukesfield Shiremoor

We love this stylish and contemporary, ground floor apartment, located within this sought after development. Close to the Metro, local shops and with excellent transport links to both the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink, then it really is perfect for all types of buyers. The apartment is beautifully presented, light, airy and spacious throughout and boasts a spacious hallway, open plan lounge/dining kitchen with a stylish range of units and integrated appliances. There are two generous bedrooms, the principle, bedroom with gorgeous en-suite shower room and bedroom two with modern open wardrobes. Excellent family bathroom, communal gardens, private, allocated parking bay to the rear. Gas radiator central heating system, double glazing, no onward chain!

£133,500

ROOK
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COMMUNAL ENTRANCE HALLWAY: door to:

ENTRANCE HALL: radiator, wood effect flooring, storage/cloaks cupboard, door to:

LOUNGE/DINING ROOM: (rear): 15'7 x 14'7, (4.75m x 4.45m), a beautiful, stylish, light and airy room which flows through to the kitchen area, with double glazed window, radiator and wood effect flooring, through to:

KITCHEN: (front): 10'7 X 6'7, (3.22m x 2.0m), fabulous, cream fitted kitchen, with a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, integrated fridge and freezer, one and a half bowl sink unit with mixer taps, combination boiler, integrated washing machine, double glazed window, wood effect flooring

BEDROOM ONE: (front): 12'3 x 11'3, (3.73m x 3.43m), maximum measurements, an excellent sized principle, bedroom with pleasant views over the garden area, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: contemporary en-suite comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower and splashbacks, double glazed window, fitted mirror, radiator, tile effect flooring

BEDROOM TWO: (rear): 8'9 x 6'2, (2.67m x 1.88m), contemporary, fitted, open wardrobe with hanging and storage, radiator, double glazed window, laminate flooring

BATHROOM: delightful suite, comprising of, bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c with push button cistern, tiled splashbacks, tiled floor, double glazed window, fitted mirror, radiator

EXTERNALLY: communal garden areas, rear courtyard with allocated parking bay



PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains/ Gas
 Broadband: Fibre
 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: 125 years from [01 Jan 2011] 112 years remaining
 Ground Rent: £150 per [annum].
 Management fee: £95 per month

COUNCIL TAX BAND: B
EPC RATING: B

WB6536.AI.DB.22/08/2024.V.1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

