



Abbey Terrace Shiremoor

Boasting an excellent location, close to the Metro, bus routes, schools, shops, Cobalt Business Park and major transport links, this spacious upper flat also enjoys a front aspect overlooking a green area. The flat offers no onward chain and would benefit from some cosmetic improvements. Entrance lobby, landing area, generous lounge, spacious kitchen, two bedrooms, bathroom suite, gas radiator central heating system, (not tested), double glazing. Potential for couples, smaller families or buy to let, with potential rental income of approximately £600-£650pcm

£65,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Abbey Terrace

Shiremoor

Double Glazed Entrance Door to:

ENTRANCE LOBBY: staircase up to the first floor

FIRST FLOOR LANDING: loft access, (we understand that the loft is boarded for storage purposes), door to:

LOUNGE: (rear): 17'3 x 13'7, (5.26m x 4.15m), including depth of alcoves, radiator, double glazed window, door to:

KITCHEN: (rear): 10'2 x 5'8, (3.10m x 1.73m), fitted kitchen incorporating a range of base, wall and drawer units, worktops, combination boiler, radiator, double glazed window, sink unit, through to:

INNER HALLWAY: door to:

BATHROOM: comprising of, bath, pedestal washbasin, low level w.c., double glazed window

BEDROOM ONE: (front): 16'8 x 7'6, (5.08m x 2.29m), double glazed window, radiator

BEDROOM TWO: (front): 13'3 x 9'2, (4.04m x 2.79m), "L" shaped, maximum measurements, double glazed window, radiator

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: No parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property

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 05/04/1994 Remaining years 969

Ground Rent: Peppercorn rent

Building Insurance: £200 per annum

COUNCIL TAX BAND: A

EPC RATING: C

WB2768.AI.DB.07.11.2024 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.

16 Branches across the North-East

