



Abbotsford Park Monkseaton Village

A gorgeous, period, ground floor flat, located in the heart of Monkseaton Village. Within walking distance to the Metro, local shops, eateries and bars and close to the vibrant Whitley Bay town centre and our wonderful coastline. This beautiful flat boasts an entrance vestibule, spacious hallway with wood flooring and ample storage, stunning lounge/dining room with attractive feature fireplace and modern fire, contemporary and stylish fitted kitchen with integrated appliances and access out to the yard area. There are two double bedrooms to the front, the principle bedroom with reclaimed period fireplace and bay window, both windows are fitted with shutter blinds, spacious wet room with walk in shower area, private yard area, shared front path and garden, gated access to the rear garden areas.

£185,000

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Abbotsford Park Whitley Bay

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: wood flooring, cornice to ceiling, door to:



ENTRANCE HALLWAY: Impressive and spacious hallway with wood flooring, radiator, cornice to ceiling, two large storage cupboards, door to:

LOUNGE/DINING ROOM: (rear and side): 19'8 x 12'5, (5.99m x 3.78m), A fabulous lounge/dining room with two double glazed windows with stained leaded light tops, attractive feature fireplace with modern electric fire, cornice to ceiling, wood floor, radiator, door to:



KITCHEN: (rear): 10'9 x 8'8, (3.28m x 2.64m), a gorgeous, white range of fitted base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, brick effect tiling, radiator, plumbed for automatic washing machine and dishwasher, laminate flooring, double glazed window, double glazed door out to the garden, spotlights to ceiling, door to:



WET ROOM: 7'3 x 6'8, (2.21m x 2.03m), a spacious wet room with hand washbasin, low level w.c. with push button cistern, chrome shower, fully tiled walls, modern flooring, radiator

BEDROOM ONE: (front): 16'0 x 12'0, (4.88m x 3.66m), with measurements into gorgeous double glazed bay window with stained leaded light tops and fitted window shutters, wood flooring, stunning reclaimed fireplace with tiled inset and hearth, radiator

BEDROOM TWO: (front): 13'8 x 7'5, (4.17m x 7'5), superb double bedroom with double glazed window, stained leaded light tops and fitted window shutters, radiator, wood flooring, radiator

EXTERNALLY: Private rear yard area with brick built storage area, shared access to the side area, with gate to shared front path and garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is not known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: 199 years from 28/08/1981

Ground Rent: None

Service Charge: None

COUNCIL TAX BAND: A

EPC RATING: D

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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

