



Bayfield West Allotment

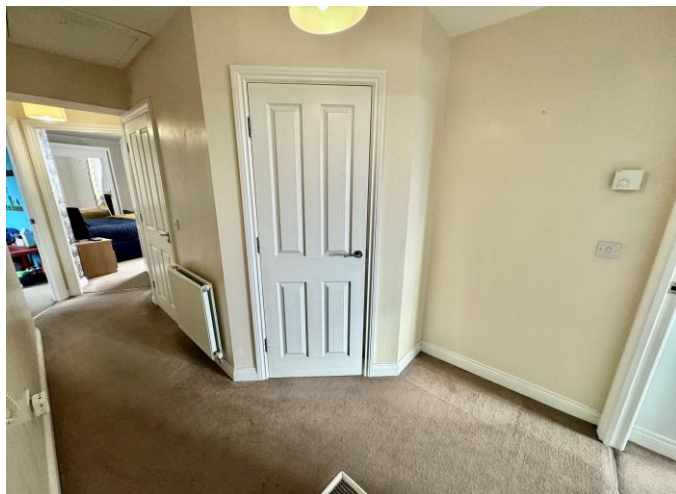
Superbly located on this modern development, close to the Metro, local amenities, schools and with excellent transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. Well, presented top floor apartment with secure entry system, communal hallway, impressive entrance hall into the apartment with storage, fabulous lounge/dining room flowing beautifully into the stylish and contemporary kitchen with integrated appliances, two double bedrooms, the principle with attractive sliding, mirrored wardrobes, providing ample hanging and storage space, splendid en-suite shower room, modern family bathroom, gas radiator central heating system, double glazing. Allocated parking bay, communal courtyard and garden areas. Leasehold: 125 years from 01/01/2011, 113 years remaining. Service Charge: £364.85 per Quarter, Annual Ground Rent: £265.41 per year. EPC: B, Council Tax Band: B. Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Sky. Mobile Phone Blackspot: No

£125,000

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Secure Entry System and Door to:

COMMUNAL HALLWAY: Stairs to:

COMMUNAL LANDING AND DOOR TO:

ENTRANCE HALLWAY: Two large storage cupboards providing excellent storage provision, loft access, door to:



LOUNGE/DINING ROOM: (dual aspect): 16'4 x 15'9, (4.98m x 4.59m), superb sized family room with large double-glazed window providing gorgeous light into the room, three radiators, open through to:

KITCHEN: (side): 9'2 x 7'7, (2.79m x 2.31m), contemporary and stylish kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, single drainer sink unit with mixer taps, laminate flooring, double glazed window, plumbed for automatic washing machine



BEDROOM ONE: 15'6 x 9'6, (4.72m x 2.92m), excluding depth of attractive, sliding mirrored wardrobes providing ample hanging and storage space, radiator, double glazed window, door to:

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

BEDROOM TWO: 12'4 x 8'8, (3.76m x 2.64m), radiator, double glazed window



BATHROOM: Modern bathroom, well presented with bath with mixer taps and shower off, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled bath and shower area, radiator, tile effect flooring

EXTERNALLY: Communal rear courtyard and front garden areas, allocated private parking bay

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Sky Broadband

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

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.

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 01/01/2011

Ground Rent: £265.41 per annum. Payable to Innovus

Service Charge: £364.85 per month Payable to Kingston Property Services.

Date of next review 01/01/2025

COUNCIL TAX BAND: B

EPC RATING: B

WB2832.AI.DB.27.11.2024.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

