



## The Wills Building

### High Heaton

- Apartment located within the popular Wills building
- 1 double bedroom
- Fully integrated kitchen
- Offers secure living with lift access
- Large sitting room
- Allocated parking space

Offers Over **£ 100,000**

0191 284 7999  
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# The Wills Building, High Heaton

An opportunity to purchase this 1 bedroom apartment located within the popular Wills building just off the coast road. The development offers secure living with lift access. The property is ideally suited for a first time buyer or investment opportunity and features a fully integrated kitchen together with large sitting room, double bedroom and bathroom with shower. It also benefits from its own allocated parking space. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the Freeman Hospital.

## **ENTRANCE DOOR LEADS TO: SECURE COMMUNAL ENTRANCE**

### **ENTRANCE HALL**

Entrance door, built in cupboard, radiator.

### **SITTING ROOM 20'2 x 10'6 (6.15 x 3.20m)**

Double glazed window, double radiator.

### **KITCHEN 10'5 x 9'1 (3.18 x 2.77m)**

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, space for automatic washer, integrated fridge, freezer, dishwasher, washing machine, tiled splash back.

### **BEDROOM ONE 13'2 x 10'5 (4.01 x 3.18m)**

Double glazed window, double radiator.

### **BATHROOM/W.C.**

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, part tiled walls, extractor fan, frosted window.

## **COMMUNAL GARDENS**

## **ALLOCATED PARKING SPACE**

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated 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, if any.

## **RESTRICTIONS AND RIGHTS**

Restrictions on property? No parking boats, caravans or mobile homes on site.

## **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. 999 years from 1998 (973 years remaining)  
Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC  
- Increase Amount: TBC  
Service Charge: £1850 per annum - Review Period: TBC - Increase Amount: TBC

## **COUNCIL TAX BAND: B**

## **EPC RATING: C**

GS00015341.DJ.PC.05.11.24.V.2

**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.

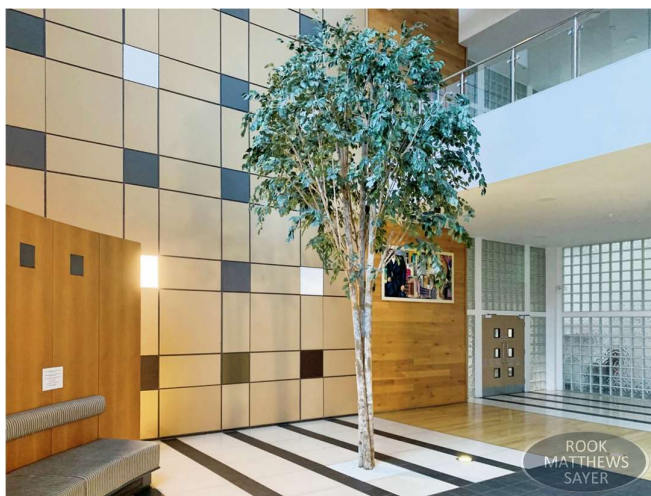
**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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