



## Williams Park Benton

- Ground floor flat in converted Grade II listed building
- Open plan lounge/kitchen/diner
- Allocated parking space
- No upper chain
- EPC exempt
- Council tax band B
- Leasehold - 125 years from 1 January 2000 - 100 years remaining
- Access to the extensive communal landscaped area
- Added storage area in the communal basement



**£ 175,000**

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# Williams Park

## Benton

Presenting for sale, an exquisite one-bedroom flat situated in a Grade-II listed building with historic significance. The property is part of Williams Park, a sought-after location in a conservation area, once home to Dr Ethel Williams, Newcastle's first woman doctor. The flat strikes an impressive balance between contemporary living and the charm of a bygone era. The open plan reception room/dining kitchen, graced with a beautiful fireplace, looks out onto an enchanting garden view, offering a serene spot to unwind. The kitchen is a modern, design with ample dining space, ideal for hosting and entertaining. The flat boasts one double bedroom, offering a restful retreat in the heart of this bustling city. The bathroom is equipped with a modern four-piece suite, adding to the overall comfort and convenience. Offered for sale with no upper chain.

The property is also ideally placed for excellent public transport links including the nearby Metro Station, making commuting to Newcastle city centre a breeze. Not only does it benefit from its historic and sought-after location, but it also offers the distinct advantage of parking facilities. This converted apartment is truly unique, offering a slice of history and modern living in one.

This flat represents a unique opportunity for those seeking a period home with a rich history and contemporary amenities. It's not just a home; it's a testament to the captivating past and vibrant present of Newcastle. Don't miss out on the chance to own a piece of this city's heritage.

### COMMUNAL ENTRANCE

Entrance door with security door system.

### ENTRANCE HALL

Entrance door, security entry phone, built in cupboard housing hot water cylinder, storage heater.

### LOUNGE/KITCHEN – 17'2 (5.27m) x 20'3 (6.16m)

**Lounge area** – Two secondary glazed sash windows, period style fireplace, electric fire, telephone point, television point, picture rail, coving to ceiling, two storage heaters.

**Kitchen area** – Fitted with a range of ample storage wall and base units, 1 ½ bowl sink unit, built in electric oven, built in electric hob, space for auto washer, integrated dishwasher, part tiled walls.

### BEDROOM 1 – 12'5 (3.78m) x 10'5 (3.18m) plus alcove

Sash window to rear, built in cupboard, storage heater, period style fire surround with inglenook recess.

### BATHROOM/WC

Panelled bath, wash hand basin, step in shower cubicle with mains fed shower, low level wc, part tiled walls, heated towel rail, frosted sash window to the rear.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: NIGHT STORAGE HEATERS

Broadband: NONE CURRENTLY INSTALLED, FIBRE AVAILABLE

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.

### 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.

- Leasehold - 125 years from 1 January 2000 - 100 years remaining
- Service Charge for 2025 - £2,230.44 per annum
- Ground rent - £87.24 every 6 months

### COUNCIL TAX BAND: B

EPC RATING: N/A

JR00004397.MJ.KC.17/12/24.V.2

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**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.



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