



Wilton Manse

West Monkseaton

This superbly located, larger style, first floor apartment, offers spacious, light and airy accommodation within this highly sought after development. Available to the over 55's and benefiting from a communal lounge area, laundry room and a house manager available during day time hours. You are surrounded by gorgeous, well maintained communal garden and seating areas and there is off street parking available for residents and visitors. The apartment also offers the security of a care emergency system operated by pull cords throughout the property, managed by Anchor Housing. Wilton Manse is close to local shops, amenities, Metro and local bus routes, it is approximately a five minute drive from Whitley Bay town centre and beach. There is a secure entry system into the communal hall and rooms, a Stannah lift is available for first floor access, if required. The apartment has an impressive and generous hallway with two large storage cupboards, a superb sized lounge/dining room with large window and additional Velux and study/office space into the dormer area, the kitchen has been re-fitted with a stylish range of units and the excellent sized bedroom has attractive mirrored wardrobes plus additional storage, there is a family bathroom with shower and the apartment benefits from electric heating. Leasehold: 189 years from 06/04/1989 remaining years 154, Service charge; £280.44 per month includes, water rates, ground rent, building insurance, window cleaning, and communal maintenance

£75,000

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Secure Entry System to:

COMMUNAL HALLWAY: staircase and Stannah lift to the first floor, communal lounge and laundry room, home manager's office, doors out to communal garden areas



LOUNGE/DINING ROOM: 19'6 x 11'2, plus recess and dormer, (dual aspect): A superb sized lounge/dining area with large, double glazed windows allowing maximum light into the room, Velux window, two night storage heaters, double glazed window



KITCHEN: 10'4 x 7'0, (3.14m x 2.13m), a stylish, re-fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, secondary glazed window, tiled splashbacks, electric cooker point



BEDROOM: 14'4 x 11'1, (4.37m x 3.38m), fitted mirrored wardrobes providing ample hanging and storage space, additional wardrobe, double glazed window

BATHROOM: 7'1 x 7'0, (2.16m x 2.13m), bathroom suite comprising of, bath, electric shower, pedestal washbasin, low level w.c., Velux window, electric wall heater, tiled splashbacks

EXTERNALLY: Beautiful, well-maintained communal gardens, with ample seating areas, lawn, hedging and mature shrubs. Visitor parking areas

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: VISITOR PARKING OFF STREET

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: Over 55's

Easements, servitudes or wayleaves? Yes, Ask Agent

ACCESSIBILITY

This property has accessibility adaptations:

Ramped Access

Stannah Stair Lift

Home Manager

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: 189 Years from 06/04/1989 154 years remaining

Service Charge: £280.44 per month

COUNCIL TAX BAND: A

EPC RATING: E

WB2812.AI.AI.6/12/24.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

