

# Ovington Grove Fenham

- Ground Floor Flat
- Two Bedrooms
- Rear Garden
- Driveway

Offers Over: £90,000









## OVINGTON GROVE, FENHAM, NEWCASTLE UPON TYNE NE5 2QH

### PROPERTY DESCRIPTION

We welcome to the market this ground floor flat located in Fenham. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally the property benefits from rear garden and off street parking to the front.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: D

# **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### 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**

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: 56 years remaining as at January 2025. We have been notified by the seller and their solicitor that the lease is being extended to a 999 year lease, this has been passed to Land Registry now.

No ground rent or service charge.

FN00009098/SJP/SP/08012025/V.1

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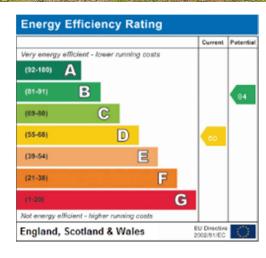
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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute 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 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 obtait verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever it 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.

The Property Ombudsman

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