



Holly Mews, Holly Avenue

Whitley Bay

A fabulous, second floor apartment in this sought after development. The location is stunning, just a short walk from the beach, promenade, town centre and Metro, it really is perfectly located for most amenities! The apartment is beautifully presented throughout and unusually benefits from a lounge and dining area, a separate, stylish and contemporary kitchen with integrated appliances, two double bedrooms, both with gorgeous fitted wardrobes, there is also a luxurious shower room that has been beautifully re-fitted by the current owners. Secure entry system and well cared for communal hallway, the apartment has a spacious hall with ample storage, there are oak doors throughout and a loft access with pull down ladders, the loft having been mostly boarded for storage purposes. Enjoy the communal garden areas and benefit from the large, communal parking area at the rear of the block.

£195,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Holly Mews, Holly Avenue Whitley Bay

Secure Entrance Door and Intercom to:

COMMUNAL ENTRANCE HALLWAY: communal entrance hallway, staircase to the second floor, door to:



ENTRANCE HALLWAY: a well-presented and spacious hallway with loft access, pull down ladders, we have been advised that the loft is mostly boarded for storage purposes, intercom, spotlights to ceiling, radiator, storage cupboard with shelving and electric point, additional storage cupboard, door to:

LOUNGE: (front): 17'2 x 10'9, (5.23m x 3.28m), beautifully presented lounge with double glazed window radiator, spotlights to ceiling, open through to:



DINING AREA: (rear): 9'1 x 6'5 (2.77m x 1.96m), double glazed window, radiator, spotlights to ceiling

KITCHEN: (rear): 8'4 x 7'1, (2.54m x 2.16m), gorgeous, stylish kitchen, incorporating a range of high gloss base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, integrated dishwasher, tiled splashbacks, radiator, combination boiler, single drainer sink unit with mixer taps, herringbone style flooring, spotlights to ceiling



BEDROOM ONE: (front): 13'6 x 9'6, (4.12m x 2.90m), including depth of stunning, high gloss fitted wardrobes and over-bed storage, radiator, double glazed window

BEDROOM TWO: (front): 13'5 x 6'8, (4.09m x 2.03m), fabulous, high gloss, stylish wardrobes with additional over-bed storage, radiator, double glazed window

SHOWER ROOM: Luxurious, re-fitted shower room, showcasing a walk-in shower cubicle, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, recessed shelf with spotlights, panelled ceiling with spotlights, ladder radiator, double glazed window, tiled floor

EXTERNAL: Large, communal, off- street parking area, well maintained, wrap around communal gardens

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Communal Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: 999 years from 1990

Service charge £150 Per month which includes the ground rent.

COUNCIL TAX BAND: C

EPC RATING: C

WB2580.AI.DB.05.07.2024.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

