



Deneside Court

Woodburn Drive, Whitley Lodge Estate

A gorgeous, larger style first floor flat located in this highly sought after development on the Whitley Lodge Estate. Within the catchment area for popular local schools, close to shops, amenities, vibrant town centre and close to the gorgeous Whitley Bay beach and promenade. Available with no onward chain and benefiting from secure entry system, communal gardens and parking area with private, allocated parking bay. Impressive hallway with two large storage cupboards, lounge with excellent measurements of 14'8 x 12'8, attractive feature fireplace and electric fire, double glazed French doors to Juliette balcony. The lounge opens into the stunning and stylish breakfasting kitchen with a generous range of units and integrated appliances. There are two double bedrooms, both of them with quality fitted wardrobes providing ample hanging and storage space, the principle, bedroom also boasts an en-suite cloaks/wc. Fabulous shower room with double shower cubicle, gas radiator central heating system, double glazing. Leasehold: 100 years remaining. EPC: C, Council Tax Band: C. Gas, Electric, Water, Heating, Drainage; Mains Connected. Broadband: Ask Agent. Mobile Phone Blackspot: No. Management Fee: £93.33 per month, Annual Ground Rent: £40.00.

£170,000

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Secure Entry System to:

COMMUNAL HALLWAY: staircase to the first floor, landing area, door to:

DOOR TO:

ENTRANCE HALLWAY: Such an impressive and spacious hallway with two large storage cupboards, one housing the combination boiler, door to:

LOUNGE: (front): 14'8 x 12'8, (4.47m x 3.86m), beautiful lounge with double glazed patio door to Juliette balcony, attractive feature fireplace, electric fire, radiator, through to:

BREAKFASTING KITCHEN: (front): 11'4 x 9'7, (3.45m x 2.92m), a stylish and contemporary range of base, wall and drawer units, co-ordinating worktops, integrated double electric, eye level oven, hob, cooker hood, integrated washer/dryer, space for dishwasher, single drainer sink unit with mixer taps, tiled splashbacks, laminate flooring, radiator, double glazed window

BEDROOM ONE: (rear): 10'2 x 12'2, plus recess of 5'6 x 4'2, (3.10m x 3.73m plus 1.68m x 1.27m), quality range of fitted wardrobes providing ample hanging and storage space, co-ordinating drawers and dressing table, double glazed window, radiator, door to:

EN-SUITE CLOAKS/WC.: vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, extractor, fully tiled walls, laminate flooring

BEDROOM TWO: (rear): 13'5 x 8'5, (4.09m x 2.57m), including depth of quality, attractive fitted wardrobes with ample hanging and storage space, co-ordinating drawers and dressing table, radiator, double glazed window

SHOWER ROOM: 6'9 x 6'3, (2.06m x 1.91m), stunning shower room with double shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, fully tiled walls, laminate flooring, extractor fan

EXTERNALLY: Communal garden areas, allocated parking bay, visitor parking, communal courtyard



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking bay/Visitor 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: 125 years from 01 September 2001

Ground Rent: £40 per annum

COUNCIL TAX BAND: C

EPC RATING: C

WB2714.AI.DB.17.12.2024.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

