



Lutterworth Road Longbenton

- Top floor flat
- Two bedrooms
- Council tax band: A
- EPC: C
- Tenure: 125 years from April 2018

Offers in excess of: £95,000



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Lutterworth Road

Benton

Presenting an immaculate, two-bedroom flat located in a sought-after location. This property is currently on the market for sale and is an ideal opportunity for first-time buyers and investors alike.

The flat features an elegant reception room, providing a spacious area for relaxation or entertainment. The separate breakfasting room with Juliette balcony, a unique feature that allows an abundance of natural light to flood into the space, creating a bright and airy environment. From here, occupants can enjoy stunning views and glorious summer sunshine, an added benefit of this remarkable property.

The property boasts two well-sized bedrooms, providing ample space for rest and retreat. Additionally, the flat includes a welcoming lobby leading to a sizeable kitchen, fully equipped with integrated gas hob, electric oven, dishwasher, washing machine and tumble dryer, to meet all your culinary needs.

The modern bathroom has three-piece suite comprising; low level W.C., wash hand basin in vanity unit, panelled bath with over head shower unit, enhancing the overall comfort and luxury of the flat.

The flat has been awarded an EPC rating of 'C', indicative of its energy efficiency and environmental impact. It falls within Council Tax Band 'A', offering affordable living in a prime location.

Location is one of the key aspects of this property. It is well-connected with public transport links, ensuring easy commuting. The property is also in proximity to local amenities and nearby schools, making it a suitable choice for families.

In summary, this pristine flat offers an excellent balance of luxury, comfort, and convenience. The blend of its unique features and ideal location makes it a compelling prospect for any potential buyer.

This property also benefits from a ground floor lockable internal storage space, ideal for any bikes or other equipment.

COMMUNAL ENTRANCE DOOR to

COMMUNAL HALLWAY staircase to all floors

COMMUNAL SECOND FLOOR LANDING

ENTRANCE DOOR to

LOBBY

KITCHEN: 11'1 max x 8'1 max (3.38m x 2.46m)

BREAKFASTING ROOM: 7'2 x 7'2 (2.18m x 2.18m)

LOUNGE: 16'3 x 11'8 (4.95m x 3.56m)

HALLWAY

BATHROOM: 8'8 x 5'0 (2.64m x 1.52m)

BEDROOM ONE: 11'9 x 11'4 (3.58m x 3.45m)

BEDROOM TWO: 12'2 x 9'6 (3.71m x 2.90m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAIN

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: ON 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.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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 16/04/2018

Ground Rent: £10 per year. Not aware of any price increases.

Service Charge: £601.57 per year

Any Other Charges/Obligations: £250.68 per year for current building insurance

COUNCIL TAX BAND: A

EPC RATING: C

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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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