



## Marlborough House

Holywell Avenue, Whitley Bay

An outstanding and rarely available top floor penthouse apartment, beautifully positioned on this prestigious development. Showcasing wonderful views and a delightful Westerly rear aspect over Churchill playing fields and enjoying superbly maintained communal gardens, detached garage, allocated parking and additional visitor parking spaces. Marlborough House is located close to our fabulous coastline and beaches, the vibrant, award winning, Whitley Bay town centre with all of its independent shops and amenities, restaurants and coffee shops. The apartment has both stair and lift access, you are welcomed into a spacious hallway with storage, 25'5 lounge/dining room with feature bay window, sleek and stylish re-fitted breakfasting kitchen with integrated appliances, three fantastic sized bedrooms, the principle bedroom with luxurious fitted wardrobes and en-suite shower room, there is also an exquisite, re-fitted shower room with forest waterfall shower. The apartment benefits from secure entry system and intercom

**£325,000**

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## Holywell Avenue, Whitley Bay

Secure Entry System and Door to:

**COMMUNAL HALLWAY:** Communal hall, staircase and lift to:

**THIRD FLOOR COMMUNAL LANDING:** Door to:

**ENTRANCE HALLWAY:** Impressive hallway with radiator, airing cupboard, additional cupboard housing combination boiler, loft access, which we understand is part boarded for storage purposes, spotlights to ceiling, door to:



**LOUNGE/DINING ROOM:** (dual aspect): 25'5 x 12'8, (7.75m x 3.86m), with measurements into double glazed bay window with beautiful views, double glazed side window, radiator, intercom, two radiators, door to:



**BREAKFASTING KITCHEN:** 13'6 x 7'5, (4.12m x 2.26m), a stunning, re-fitted family breakfasting kitchen, incorporating a range of base, wall and drawer units, Quartz worktops, breakfast bar, integrated fridge and freezer, eye level oven, induction hob, extractor, dishwasher, plumbed for automatic washing machine, spotlights to ceiling, brick effect tiling, double glazed window, Karndean flooring, radiator

**BEDROOM ONE:** 16'4 x 13'3, (4.98m x 4.04m), a wonderful size principle bedroom with quality, stylish fitted wardrobes, over-bed storage, co-ordinating bedside cabinets and drawers, radiator, recessed lighting, double glazed window overlooking gardens and Churchill playing fields, door to:



**EN-SUITE SHOWER ROOM:** 6'8 x 6'3, (2.03m x 1.91m), luxurious, re-fitted en-suite, showcasing, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, recessed lighting, fully tiled walls, Karndean flooring, chrome ladder radiator, spotlights to ceiling



**BEDROOM TWO: (rear): 10'7 x 10'5, (3.22m x 3.18m), radiator, two double glazed windows with delightful views, spotlights to ceiling**

**BEDROOM THREE: (rear): 10'7 x 6'8, (3.22m x 2.03m), radiator, spotlights to ceiling**

**SHOWER ROOM: 7'9 x 6'0, (2.36m x 1.83m), Outstanding, re-fitted shower room, with shower cubicle, chrome shower with wall mounted controls, shower spray and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, Karndean flooring, spotlights to ceiling, ladder radiator**

**EXTERNALLY: Beautifully landscaped and maintained communal gardens, private driveway, detached garage, allocated parking bay. Additional visitor bays area available**

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
 Water: MAINS  
 Sewerage: MAINS  
 Heating: MAINS  
 Broadband: ASK AGENT  
 Mobile Signal Coverage Blackspot: NO  
 Parking: Garage and Additional Allocated Bay

**MINING (delete as appropriate)**

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**

Listed? "YES / NO" (If yes, " - Grade I / Grade II" )  
 Conservation Area? "YES / NO"  
 Restrictions on property? "YES / NO"  
 Easements, servitudes or wayleaves? "YES / NO"  
 Public rights of way through the property? "YES / NO"

**ACCESSIBILITY**

This property has a lift

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: 961 years remaining

Ground Rent: £50 per year

Service Charge: £2640 per year

**COUNCIL TAX BAND: C**

**EPC RATING: C**

WB2920.AI.AI.20/3/25.V.1

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







**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**

