



## Featherwood Avenue

### The Rise

- Ground Floor Flat
- No Chain
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Patio Area

**Asking Price: £135,000**

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## FEATHERWOOD AVENUE, THE RISE, NEWCASTLE UPON TYNE NE15 6AZ

### PROPERTY DESCRIPTION

This immaculate flat is available for sale in the modern development, The Rise. The property is quite exceptional, with no chain attached. The flat has been well maintained and presents a perfect opportunity for buyers who appreciate the quality. One feature of the property is underfloor heating to the lounge area.

The property comprises of two generous bedrooms, and a modern open plan kitchen/lounge area, providing a seamless flow between these two areas. The open plan space is perfect for entertaining or for spending quality time with family.

Outside, the property boasts a delightful patio area to the side, offering a great space for outdoor enjoyment. A significant feature for this type of property is the inclusion of a double driveway, a real bonus in such a prime location.

This property stands out as a beautiful, ready-to-move-into home with a modern twist. With its excellent condition and unique features, this flat offers an incredible opportunity for those seeking a stylish and convenient place to live. Don't miss the chance to own a property in this modern, sought after development.

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: B

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: District Heating System

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.

### 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: 144 years remaining as at April 2025

Ground Rent: £150 per annum

Service Charge: £150 per annum

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**Porch**

**Open Plan Lounge/Kitchen 15' 2" x 24' 6" (4.62m x 7.46m)**

**Lounge Area**

Double glazed window to the front. Door to the patio. Under floor heating. Radiator.

**Kitchen Area**

Double glazed window to the side. Sink/drain. Electric oven. Electric hob. Extractor hood. Storage cupboard. Integrated fridge/freezer. Integrated washing machine. Radiator.

**Bedroom One 10' 7" x 9' 6" (3.22m x 2.89m)**

Double glazed window to the front. Radiator.

**Bedroom Two 13' 10" x 9' 0" (4.21m x 2.74m)**

Double glazed window to the side. Radiator.

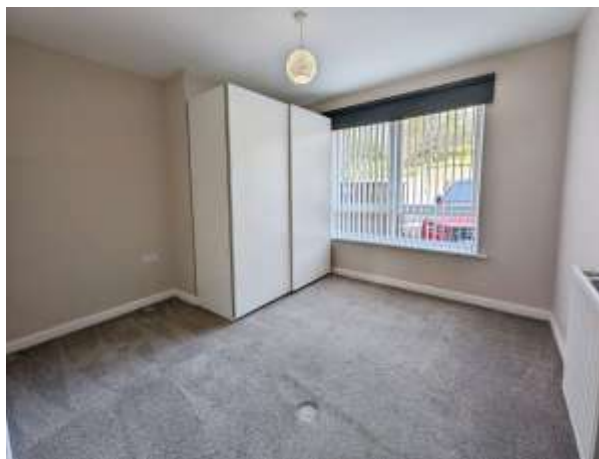
**Bathroom 7' 1" x 7' 0" (2.16m x 2.13m)**

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

**External**

Patio area to side. Double driveway.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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