



## Spencer Court, Newburn

- Spacious ground floor flat
- Two bedrooms
- Ensuite to Main bedroom
- Breakfasting Kitchen
- Bathroom/W.C
- Allocated parking space

**£110,000**



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# Spencer Court, Newburn, NE15 8HB

We are delighted to present this spacious ground floor flat, currently listed for sale. This property is a fantastic opportunity for first-time buyers, investors, and families alike. Internally the accommodation briefly comprises a communal entrance, hall, lounge, breakfasting kitchen, two bedrooms and a bathroom/W.C. The main bedroom features an en-suite shower room/W.C and fitted wardrobes. Externally there is a communal garden and allocated parking bay. One of the key advantages of this property is its prime location. Those who rely on public transport will appreciate the easy access to numerous links, while families will benefit from the proximity to local schools. Additionally, local amenities are just a stone's throw away, making everyday living a breeze. An internal viewing is highly recommended to appreciate the accommodation and location on offer.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

Communal Entrance Hall

Hall  
Central heating radiator and storage cupboard.

Lounge 16' 8" x 13' 4" (5.08m x 4.06m)  
Laminate flooring, television point, coving to ceiling, intercom system and double glazed bay window to the front.

Breakfasting Kitchen 15' 1" x 8' 10" (4.59m x 2.69m)  
Modern fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, fitted gas hob with oven below and extractor hood over, coving to ceiling, laminate flooring, central heating radiator and two double glazed windows to the rear.

Bathroom/W.C  
Fitted with a three piece white coloured bathroom suite comprising low level w.c, vanity wash hand basin, panel bath and heated towel rail.

Bedroom One 11' 11" x 11' 1" (3.63m x 3.38m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Ensuite  
Fitted with a white coloured bathroom suite comprising low level w.c with concealed cistern, vanity wash hand basin, double shower cubicle, part tiled walls, central heating radiator, extractor fan and a double glazed window to the front.

Bedroom Two 10' 0" x 8' 0" (3.05m x 2.44m)  
Double glazed window to the rear and a central heating radiator.

Externally  
There is a communal garden and allocated parking to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated parking space

#### 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.

#### RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, Pets (£36 fee once a year)

#### ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level access
- Wide doorways

#### 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 1<sup>st</sup> January 2005  
Ground Rent: £125 per annum  
Service Charge: £177 per month (Paid until February 2026)

EPC RATING: C  
COUNCIL TAX BAND: A

WD7946/BW/EM/23.04.2025/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.

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