



Scotland Court, Winlaton, Tyne And Wear, NE21 6DH

*****CHAIN FREE***** This one bedroom ground floor flat in the ever popular part of Hanover Estate, a short walk from local shops, amenities and transport links will be ideal for a wide range of buyers! The property comprises of entrance hall, open plan living room/kitchen area, bedroom and white suite bathroom. Externally the property benefits from a garage to the side of the property en block along with on street parking. There is a communal garden and public field nearby to enjoy. Viewing highly recommended. EPC Rating D.



*****CHAIN FREE*****

Ground Floor Flat

In Need of Updating

Extended Lease

In The Heart Of Winlaton Village

EPC Rating D

£40,000

Living Space 18' 0" x 9' 3" (5.49m x 2.83m) Max

Open plan lounge and kitchenette with range of walls and base units for additional storage.

Bedroom 11' 10" x 7' 10" (3.61m x 2.39m)

Features a pleasant outlook to the front garden area.

Bathroom 6' 6" x 6' 0" (1.98m x 1.82m)

Features, W/C, Wash Basin and Bath with electric shower.

Externally

A short walk to Winlaton Village, Schools and Travel Links. Detached garage to the side of the property en-bloc. Playing field, park and communal garden close by.

Additional information

We understand there is approximately 119 years remaining on the current lease and the ground rent is £150 per annum, set to double every 25 years. It is payable 1st March each year. The annual service charge for 1.9.23-31.8.24 was £1,028. We await confirmation from the seller as to the charge for 2024-2025 period. We understand the service charge includes buildings insurance, grounds maintenance, communal electricity and general repairs. ***Please note all lease details and related costings will be confirmed via a buyers solicitor during a purchase process.***

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



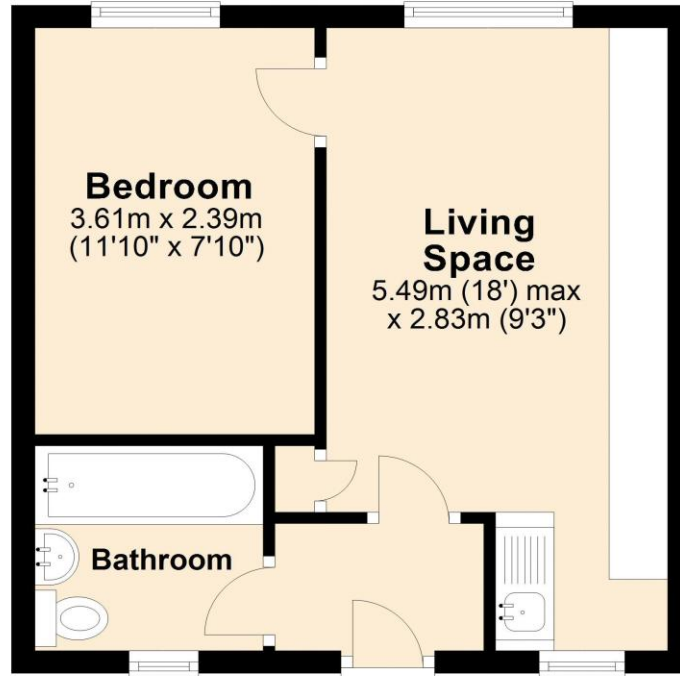
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



Total area: approx. 29.4 sq. metres (316.4 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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