



Ambrose Court, Winlaton, Tyne And Wear, NE21 6PF

*****CHAIN FREE***** A great two bedroom first floor flat in a quiet cul-de-sac in Winlaton, a short walk to local shops and amenities. The property comprises of lounge/diner, kitchen, bathroom and two bedrooms. The property benefits from secure entry system, two large storage cupboards and residents parking to front of the building. Viewing highly recommended to appreciate all this property has to offer! Awaiting EPC.



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

Upper Floor Flat

Two Bedrooms

Parking

Close To Winlaton Village

Awaiting EPC

£75,000

Lounge/Diner 17' 9" x 10' 2" (5.41m x 3.11m) *Max*
Spacious lounge/diner overlooks the front of the property. The main hallway also benefits from two storage cupboards.

Kitchen 8' 10" x 7' 7" (2.69m x 2.31m)
Features a range of wall and base units for storage along with space for white goods and integrated oven/hob.

Bedroom 1 11' 5" x 9' 6" (3.48m x 2.89m)

Bedroom 2 9' 10" x 8' 6" (2.99m x 2.58m)

Bathroom 7' 2" x 6' 6" (2.18m x 1.97m)
Features a bath with overhead shower, wash basin and W/C.

Externally
Externally this lovely property benefits from allocated parking to the front of the building and a short walk to Winlaton Village enjoying its local amenities and travel links.

Additional Information
We understand this property is leasehold. Council tax band A. Awaiting EPC. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold Information
The property is leasehold and there is approximately 102 years remaining on the lease with Bellway Homes. The ground rent is £75 per annum and payable to HomeGround. The vendor has advised us of a shared service charge of £18 per consecutive month between the flats 15 and 17 for the electric supply and maintenance of the shared entry stairway.

Important Note To Purchaser
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.

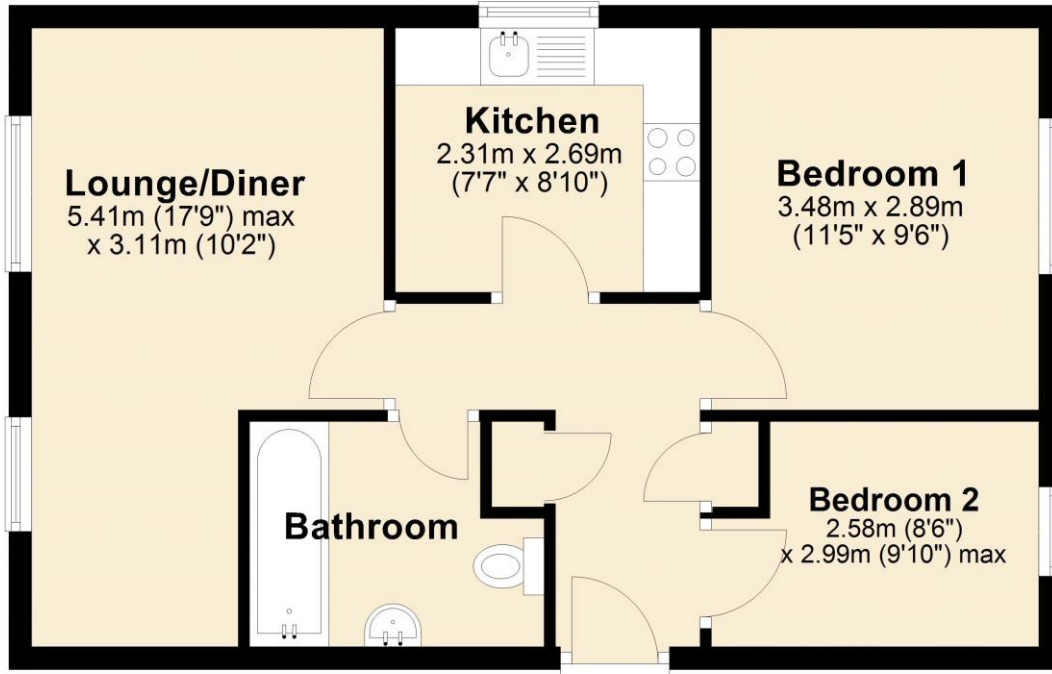
EPC Graph (full EPC available on request)



Floorplan

First Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



Total area: approx. 49.4 sq. metres (531.5 sq. feet)

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

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