



6 Friars Rise, Whitley Bay, NE25 9BA
£162,500

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- **FIRST FLOOR FLAT**
- **TWO BEDROOMS**
- **WELL PRESENTED**
- **PARKING SPACE**
- **WITHIN REACH OF LOCAL FACILITIES AND AMENITIES**

MATERIAL INFORMATION

COUNCIL TAX: BAND B
PRICE: £162,500
TENURE: Leasehold
PROPERTY TYPE: First Floor Flat
CONSTRUCTION: Traditional
PARKING: Dedicated parking space
FLOOD RISK LEVEL: None.
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None we're currently aware of.
PROPERTY ACCESSIBILITY AND ADAPTIONS: None.
MINING AREA: Yes

LOCATION

The property is located in an established residential area lying within reach of a broad range of local facilities and amenities including West Monkseaton Metro station, Monkseaton Medical Centre and Langley Primary School are both within close proximity.

DESCRIPTION

The property forms part of a residential development comprising ground, first and second floors which is understood to have been constructed in 2007. The property comprises a well presented first floor flat. The accommodation extends to entrance hall, kitchen with dining area, two bedrooms and a bathroom/WC. Externally, there is a dedicated parking space in addition to visitor parking.

ACCOMMODATION

Entrance Hall

Kitchen with Dining Area

8'10" x 15'1" (2.7m x 4.6m)

A range of wall and floor units including dishwasher, Washing machine, gas hob, electric oven and fridge/freezer.

Lounge

12'1" x 14'5" (3.7m x 4.4m)

Bedroom One

6'10" x 10'5" (2.1m x 3.2m)

Bedroom Two

14'1" x 10'5" (4.3m x 3.2m)

Bathroom/WC

6'10" x 6'2" (2.1m x 1.9m)

EXTERNAL

The flat has a allocated parking space. Visitor parking is also available.

TENURE

Leasehold

MANAGEMENT CHARGE

The vendor has confirmed the current service charge is £105pcm.

ENERGY PERFORMANCE CERTIFICATE

We await a copy of the EPC.

UTILITIES

Electricity supply - Mains
Water supply - Mains
Sewerage - Mains
Heating - Electric
Broadband speed - Standard & superfast is available.
Mobile coverage - Limited

Our Services

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