



## Sunflower Drive

Great Park

- modern top floor apartment
- Two double bedrooms
- Secure communal entrance
- Fully integrated kitchen
- Juliette balcony
- Access to local shops and amenities

Offers In The Region Of **£ 150,000**

0191 284 7999  
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK  
MATTHEWS  
SAYER

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# Sunflower Drive, Great Park

An immaculate modern top floor apartment located in this popular residential development within The Newcastle Great Park. The property is presented to the highest of standards and features a fully integrated kitchen, Juliette balcony, two double bedrooms and an allocated parking space. It is well positioned for access to frequent transport links as well as local shops and amenities. The A1 short distance away.

Briefly comprising secure communal entrance with staircase leading to the second floor. Entrance hallway with storage cupboards, large sitting room with southerly facing aspect and Juliette balcony, fully integrated kitchen, two double bedrooms and a family bathroom with shower. It also features UPVC double glazing, gas fired central heating and allocated parking space.

## SECURE COMMUNAL ENTRANCE

Staircase to 2<sup>nd</sup> floor

## ENTRANCE HALL

Entrance door, two built in cupboards, radiator.

## SITTING ROOM 14'2 x 14'2 (4.32 x 4.32m)

Double glazed French door with Juliette balcony.

## KITCHEN 9'7 x 8'0 (2.92 x 2.44m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, extractor hood, washing machine, dishwasher, fridge and freezer, wall mounted combination boiler, double glazed window.

## BEDROOM ONE 11'4 x 8'9 (3.45 x 2.67m)

Double glazed window, radiator.

## BEDROOM TWO 7'9 x 7'9 (2.36 x 2.36m)

Double glazed window to rear, radiator.

## BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, tiled flooring, extractor fan, double glazed frosted window.

## ALLOCATED PARKING SPACE

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated Parking

## 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, restrictions parking boats, caravans and mobile homes on site

## 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. 999 years from October 2021 (996 years remaining)  
Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC  
Service Charge: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC  
Management Charges: £29.00 per annum - Review Period: TBC - Increase Amount: TBC

## COUNCIL TAX BAND: B

## EPC RATING: B

GS00015209.DJ.PC.04.09.24.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.

16 Branches across the North-East



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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