

# 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



## 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 Julette 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

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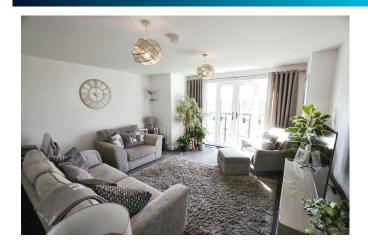
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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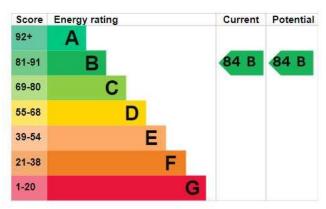












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