



The Cedars, Park Road Cruddas Park

- Fourth Floor Flat
- One Bedroom
- No Chain
- Allocated Parking Bay
- Close to Amenities



Offers Over: £55,000

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The Cedars, Park Road

Cruddas Park

THE CEDARS, PARK ROAD, CRUDDAS PARK, NEWCASTLE UPON TYNE NE4 7DX

Offered with no chain is this 4th floor flat situated within a 14 storey block, and located in Cruddas Park. The communal accommodation briefly comprises of communal entrance with lift. The subject flat comprises of hallway, lounge, kitchen, bedroom, bathroom. The property benefits from an allocated parking space. The property also benefits from electric heating and double glazing. Externally there is an allocated parking bay.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Tenure

It is understood that the property is held on a Leasehold basis. Should you proceed with the purchase of this property, ground rent and maintenance details must be verified by your solicitor.

Length of Lease: 114 years remaining from November 2022

Ground Rent: £25 per annum

Service Charge: £80 per month

Under the terms of the lease there are no pets allowed, and there is no sub letting allowed.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

Communal Entrance

Security entry system. Lift.

Subject Flat

Hallway

Radiator.

Lounge 18' 11" max x 11' 0" max (5.76m x 3.35m)

Double glazed window to the rear. Radiator. Opens into kitchen.

Kitchen Area

Plumbed for washing machine. Sink/drain. Electric oven. High gloss units.

Extractor hood.

Bedroom 10' 9" x 11' 3" (3.27m x 3.43m)

Double glazed window to the rear. Radiator.

Bathroom

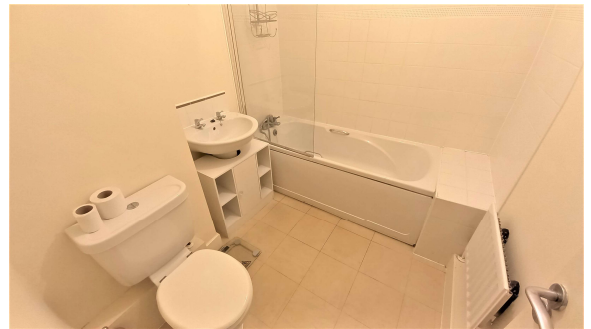
Panelled bath with shower over. Pedestal wash hand basin. Low level WC.

Extractor fan. Radiator.

External

Allocated parking bay.

FN00008781/SJP/SP10112022/V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.5	7.5
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

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