



Derwent House, Alnmouth Court North Fenham

- Ground Floor Flat
- No Chain
- Modern Development
- Open Plan Living
- Allocated Parking Bay

Offers Over: £80,000

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**DERWENT HOUSE, ALNMOUTH COURT
NORTH FENHAM, NEWCASTLE UPON TYNE NE5 3LW**

PROPERTY DESCRIPTION

Offered with no chain is this ground floor flat located in a modern development in North Fenham. The accommodation briefly comprises of communal entrance, giving access to subject flat, hallway, open plan lounge/kitchen, two bedrooms and bathroom. Externally the property benefits from an allocated parking bay.

The property benefits from double glazing throughout.

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.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been 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.

TENURE

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.

Under the terms of the lease, there are no large pets allowed in the property. The property can be let out, permission would need to be granted from the management company if the tenancy is longer than 6 months.

Length of Lease: 110 years remaining as at September 2023.

Service Charge £1418.27 per annum

Ground Rent: £230 per annum

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Communal Entrance

Intercom system gives access to the communal hallway.

Subject Flat

Hallway

Storage cupboard (housing boiler). Radiator.

Open Plan Lounge/Kitchen 15' 8" x 15' 0" (4.77m x 4.57m)

Lounge Area

French doors to the rear. Two radiators.

Kitchen Area

Double glazed window to the side. One and a half bowl sink/drainers. Electric oven. Gas hob. Extractor hood.

Bedroom One 12' 6" max x 10' 6" (3.81m x 3.20m)

Double glazed window to the front. Radiator.

Bedroom Two 15' 8" x 7' 11" (4.77m x 2.41m)

Double glazed window to the rear. Fitted wardrobe.

Bathroom

Frosted double glazed window to the front. Pedestal wash hand basin. Low level WC. Panelled bath with shower over. Extractor fan. Spotlights. Heated towel rail.

External

Allocated parking bay.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	70
(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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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

