



Woodacre Apartments, Denton Road

Denton Burn

- Modern Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Allocated Parking
- Communal Garden to the Rear

Asking Price: £130,000

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**WOODACRE APARTMENTS, DENTON ROAD, DENTON BURN,
NEWCASTLE UPON TYNE NE15 7HD**

PROPERTY DESCRIPTION

Rare to the market is this well presented duplex apartment located in Denton Burn. The accommodation briefly comprises communal entrance with stairs leading down to the subject apartment, hallway, two bedrooms and bathroom. To the lower ground floor of the apartment is an open plan kitchen/lounge and WC. Externally there is a communal garden to the rear, and allocated parking to the front.

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: B

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking



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.

Length of Lease: 92 years remaining as at March 2024

Ground Rent £175 per annum

Service Charge £101.66 per month, due for review May 2024

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Communal Entrance

Stairs leading down to apartment.

Hallway

Stairs to lower level. Storage cupboard.

Bedroom One 10' 0" x 9' 3" (3.05m x 2.82m)

Double glazed windows to the side and rear.

Bedroom Two 10' 0" x 7' 10" (3.05m x 2.39m)

Double glazed window to the rear.

Bathroom

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

Lower Level

Open Plan Lounge/Kitchen

Lounge Area 16' 9" x 11' 11" (5.10m x 3.63m)

Double glazed window to the rear. French doors to the rear.

Kitchen Area 22' 5" max x 17' 5" (6.83m x 5.30m)

Three double glazed windows to the rear. High gloss units. Sink/drain. Extractor hood. Electric oven. Electric hob. Storage cupboard.

WC

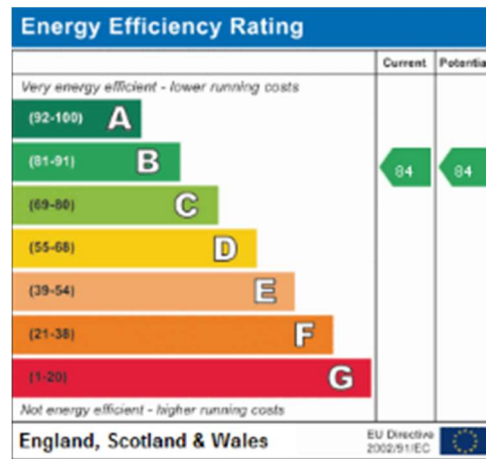
Low level WC. Wash hand basin.

External

Allocated parking to the front. Communal garden to the rear.

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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

