



Belvedere gardens

Benton

- Top Floor Apartment
- Spacious Living
- Two Bedrooms
- No Upper Chain
- Leasehold

£ 125,000



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Belvedere Gardens

Benton

PROPERTY DESCRIPTION

Presenting an exquisite flat, listed for sale, within Belvedere Gardens, Benton. This property is neutrally decorated, providing a fresh and modern canvas ready for personal touches. The property boasts a total of two bedrooms, one reception room, and a separate kitchen.

The master bedroom is notably spacious and comfortable, suitable for a queen-sized bed and extra furniture. The second bedroom benefits from built-in wardrobes, offering ample storage space. The reception room is flooded with natural light, thanks to the large windows. The kitchen is separated from the main living area, perfect for those who enjoy entertaining or prefer a designated cooking zone.

This property is ideally suited for couples seeking a home that blends style, comfort, and convenience. The flat is located on the top floor, providing added privacy and a peaceful atmosphere. The building is surrounded by communal gardens, offering a tranquil green space for relaxation and leisure.

The property is conveniently situated near public transport links, local amenities, and green spaces, providing a perfect balance between city living and natural beauty. The quiet and peaceful surroundings further enhance the appeal of this home.

The property's EPC rating is C, indicating a moderate level of energy efficiency. It falls within council tax band B. This is a unique opportunity to acquire a home that offers a superb blend of comfort, convenience, and tranquility. Don't miss out on this rare find.

Living Room: 11'10" x 14'00" - 3.61m x 4.27m

Kitchen: 6'02" x 9'08" - 1.88m x 2.95m

Bedroom One: 10'03" x 10'08" - 3.12m x 3.25m

Bedroom Two: 7'00" (+fitted wardrobes) x 9'03" - 2.13m x 2.82m

Bathroom: 5'11 x 6'03" - 1.80m x 1.91m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED BAY

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.

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.

Length of Lease: 125 years from 1998

Ground Rent: £90 per annum.

Service Charge: £1577.30 per annum

COUNCIL TAX BAND: B

EPC RATING: C

FH00008742.SD.SD.16/7/24.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.



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