



Norwood Court

Benton

- First Floor Apartment
- Generous Living Space
- Modern Kitchen
- Two Spacious Bedrooms
- West Facing Balcony

£ 200,000



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Benton

PROPERTY DESCRIPTION

Rook Matthews Sayer are delighted to introduce to the market an immaculate, two-bedroom flat for sale within Norwood Court, Benton. This stunning property is ideally suited for couples seeking a peaceful environment with excellent public transport links, nearby schools, local amenities, and wonderful green spaces.

Upon entering the flat, you are greeted with a generous open-plan reception room, boasting large windows that bathe the space in natural light. A feature fireplace adds an elegant touch to the room, and a west-facing balcony accessed from this room offers an enticing spot for evening relaxation.

In addition to the spacious reception room, the property features a modern kitchen fitted with state-of-the-art appliances. Natural light streams into the kitchen, creating an inviting atmosphere for cooking and dining alike.

This flat comprises two spacious double bedrooms, both equipped with built-in wardrobes. The master bedroom exudes a sense of luxury and comfort, making it the perfect retreat at the end of a long day.

The bathroom cannot go unmentioned, having been newly refurbished to a high standard. It features a rain shower and a heated towel rail, enhancing the overall bathing experience.

One of the unique features of this property is the lift in the building, providing easy access to this exquisite flat.

In summary, this is a rare opportunity to acquire a flat with such a high standard of finish and in such a prime location. We recommend early viewing to avoid disappointment.

Living / Dining Room: 24'10" (max) x 15'05" (max) - 7.57m x 4.70m

Kitchen: 9'04" x 9'11" - 2.84m x 3.02m

Bedroom One: 15'04" x 15'06" - 4.67m x 4.72m

Bedroom Two: 11'06" x 9'11" - 3.51m x 3.02m

Shower Room: 6'09" x 5'11" - 2.06m x 1.80

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: PARKING 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: 999 years from May 1973

Service Charge: £261 per month over 10 months

COUNCIL TAX BAND: C

EPC RATING: TBC

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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.

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