



## Helmsley Road Sandyford

- Beautiful ground floor flat
- One bedroom
- Close to Newcastle City Centre
- No Upper Chain
- EPC rating D/ Council tax band A
- Leasehold - 999 years from 21 October 1983

**£ 150,000**



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SAYER

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# Helmsley Road

## Sandyford, Newcastle upon Tyne

Welcome to this immaculate flat located right in the heart of Newcastle. This property is an absolute gem for anyone seeking a comfortable and convenient lifestyle.

As you step into this lovely flat, you'll instantly feel the homely charm it exudes. It boasts a cosy reception room where you can entertain guests or simply relax after a busy day. The reception room offers ample space for your desired furnishings, making it the perfect spot to add your personal touch to your new home.

The property also features a well-equipped modern kitchen. Whether you're an experienced home cook or a beginner, the kitchen provides the perfect setting to whip up your favourite meals. It's also a great place to enjoy a warm cup of tea or coffee in the mornings.

The flat comprises of a double comfortable bedroom that promises a good night's sleep. The property also includes a bathroom, providing a private space to refresh and rejuvenate.

One of the highlights of this flat is its location. With public transport links right at your doorstep, commuting is a breeze. Plus, being located close to Newcastle City Centre, you're never far from the bustling city life.

Please note that the flat is in council tax band A and has an EPC rating of D. This immaculate flat offers the charm of city living without compromising on comfort. Don't miss out on this fantastic opportunity to make this beautiful flat your new home.

#### ENTRANCE HALLWAY

Radiator, wooden flooring.

#### LOUNGE – 13'1 x 16'8 (3.99m x 5.09m)

Double glazed bay window with shutters, two alcoves, wooden flooring, coving to ceiling, period fire surround.

#### KITCHEN – 12'5 x 7'5 (3.79m x 2.27m)

Wall and base units with integrated dish washer, fridge/freezer and washer, single drainer sink unit, double glazed window and door to the rear.

#### BEDROOM – 8'10 x 10'10 (2.70m x 3.31m)

Double glazed window with shutters, wooden flooring, built in cupboard, coving to ceiling,

#### BATHROOM – 7'3 x 1.76 (2.23m x 1.76m)

3 piece suite comprising; panelled bath with mains fed shower, low level w.c, pedestal wash hand basin, extractor fan and part tiled walls.

#### EXTERNAL

Private yard to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE BROADBAND

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

#### 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.

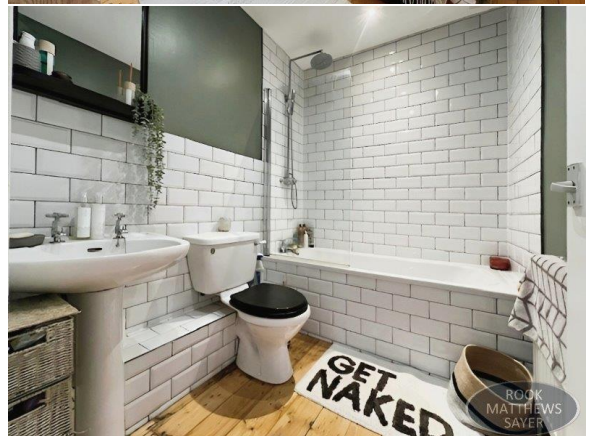
#### TENURE

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.

#### COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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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