



Brecon Close, Etal Park

- First floor flat
- One bedroom
- Modern fitted kitchen
- Bathroom/w.c
- No onward chain

Offers Over £70,000



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Brecon Close,

Etal Park, NE5 4TD

Offering no onward chain is this first floor flat situated on Brecon Close in Etal Park. The property offers modern accommodation throughout and briefly comprises an entrance lobby with stairs leading up to the first floor, lounge, modern fitted kitchen, bedroom, and a bathroom/w.c.

Modern features include double glazing and gas central heating. Externally there is an enclosed lawn garden.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Lobby
Stairs up to the first floor.

Landing
Double glazed window to the window, two storage cupboards, loft access and a central heating radiator.

Lounge 16' 9" Max x 10' 9" Max (5.10m x 3.27m)
Double glazed window to the front, two central heating radiators and coving to ceiling.

Kitchen 8' 11" Max x 6' 9" Max (2.72m x 2.06m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, integrated oven and hob with extractor hood over, fridge/freezer, 1 ½ bowl stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine and a double glazed window.

Bedroom 12' 5" Max x 8' 5" Plus wardrobes and recess (3.78m x 2.56m)
Double glazed window, central heating radiator and fitted wardrobes.

Bathroom
Fitted with a three piece bathroom suite comprising low level w.c, panel bath with shower over and screen, pedestal wash hand basin, chrome heated towel rail, tiled walls and a double glazed window.

Externally
Lawn enclosed garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas central heating
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: On street 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.

ACCESSIBILITY

This property has no accessibility adaptations.

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 19 March 1990
Ground Rent: £10 per annum.

COUNCIL TAX BAND: A

EPC RATING: C

WD7719/BW/EM/08.02.2024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	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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