



Queens Court | Queens Street | Newcastle | ST5 1ST

£99,950

FIRST FLOOR APARTMENT, OVER 55s DEVELOPMENT, NO UPWARD CHAIN.

This well maintained one bedroom first floor apartment is set within the highly regarded over 55s Queens Court development, close to Brampton Park and on the periphery of Newcastle Town Centre.

The accommodation comprises entrance hall, lounge/diner, kitchen, bathroom and a double bedroom. Beautifully presented communal gardens and surrounding outlook. Electric heating, double glazing and residents parking. This property is of leasehold tenure. Purchasers over 55 years old only & owner occupiers only. No upward chain, viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Entrance door, staircase leading to the upper hallway, electric wall heater and double glazed windows.

UPPER HALLWAY

Entrance door, electric wall heater, loft access, coving to the ceiling, airing cupboard and built in storage cupboard.

LOUNGE/DINER

14' 7" x 9' 9" (4.44m x 2.97m) Feature hearth and fire surround, electric wall heater, television point, coving to the ceiling and double glazed window.

KITCHEN

9' 9" x 6' 8" (2.97m x 2.03m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer unit. Built in electric oven, hob and extractor fan, plumbing for a washing machine, tiled walls and double glazed window.

BEDROOM

12' x 9' 10" (3.66m x 3m) Fitted wardrobes, coving to the ceiling and double glazed window.

BATHROOM

8' 7" x 5' 9" (2.62m x 1.75m) Fitted with a white three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and low level w/c. Heated towel rail, tiled walls and double glazed window.

EXTERIOR

Beautifully presented landscaped gardens with shrubbery, outside storage cupboard and residents parking.

AGENTS NOTES

Over 55s first floor leasehold apartment.

Service charge fees: Currently £1,350 per annum, payable in two six-monthly payments of £675 in September and March each year. No ground rent is charged. Term of lease: The lease has a term of 125 years and began on 1 January 1988, so it expires at the end of 2113 and currently has 88 years remaining.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements