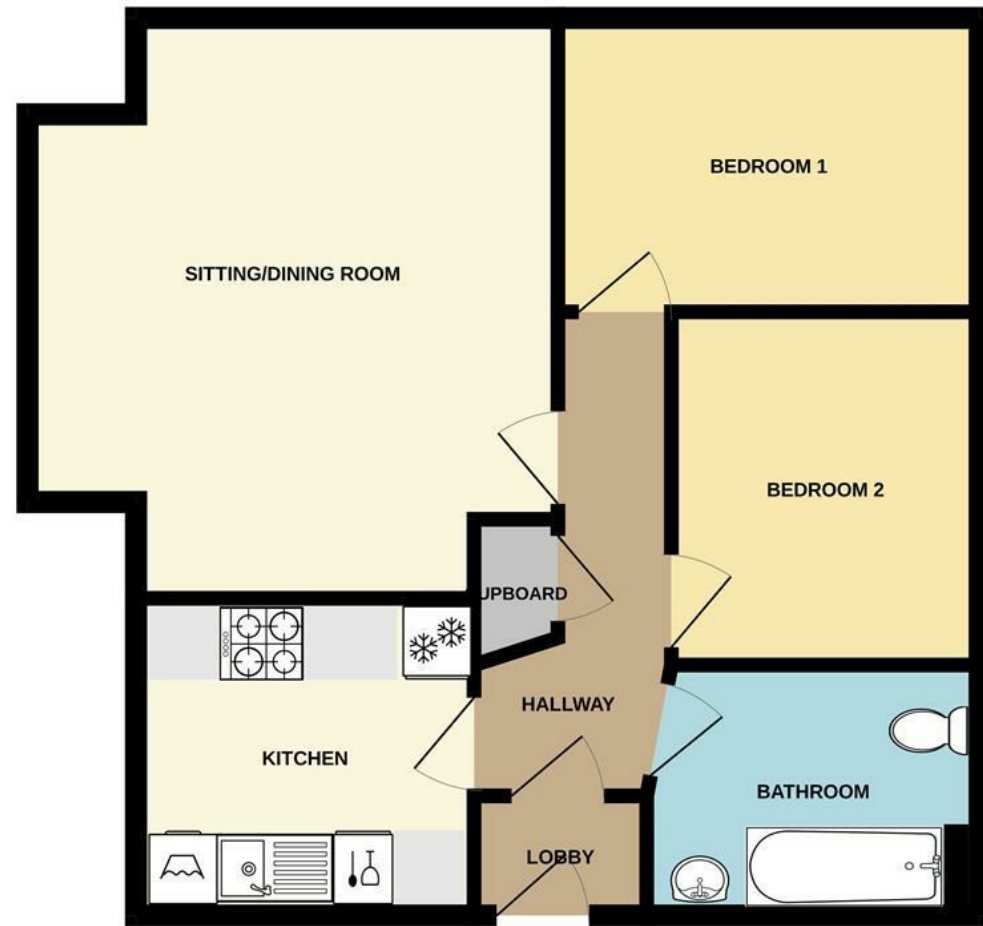


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Brannen & Partners



www.brannen-partners.co.uk

## Sunningdale, West Monkseaton



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £149,950

## Description

TWO BEDROOM TOP FLOOR APARTMENT  
SITUATED WITHIN THIS POPULAR RESIDENTIAL  
AREA OF WEST MONKSEATON - NO UPPER CHAIN

Brannen & Partners welcome to the sales  
market this well proportioned two bedroom  
second floor apartment situated in West  
Monkseaton. Benefitting from good size  
accommodation, allocated parking and great  
location.

Briefly comprising: Secure communal entrance  
with stairs to the second floor. Private vestibule  
leading to the hallway offering access to all  
rooms. The living room is a good size,  
allowing space for a dining table and  
chairs.

The kitchen has fitted wall and base units,  
which includes a gas hob and electric oven,  
with space for a fridge/freezer and  
washing machine. There are two  
bedrooms and bathroom, consisting of a  
bath with shower over, hand basin and  
W.C.

Externally there is allocated parking.

Whitley Bay is a popular seaside town with  
beautiful beaches and excellent schools. The  
town centre offers a good range of local  
amenities including local shops, cafés and  
restaurants. The property is within  
walking distance of a large supermarket as  
well as the Metro Station.

## Secure Communal Entrance

## Private Hallway

## Lounge

15'3" x 14'1"

## Kitchen

8'9" x 8'5"

## Bedroom One

11'5" x 9'1"

## Bedroom Two

9'9" x 8'2"

## Bathroom

## Tenure

Leasehold - 974 years remaining

