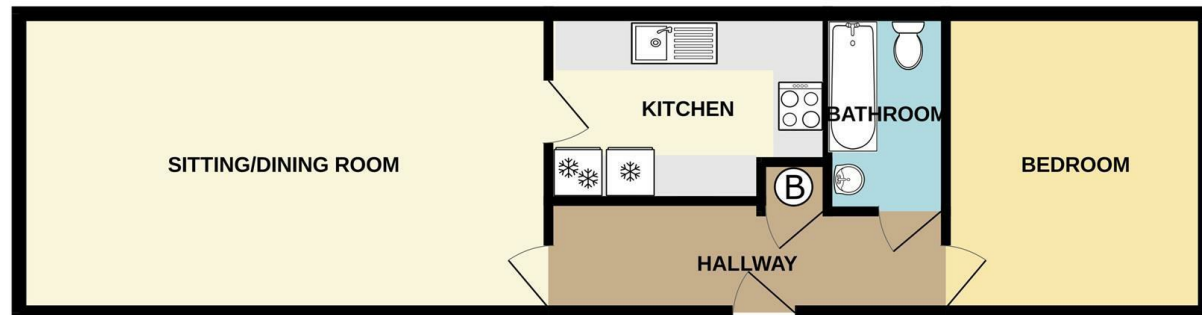




# Wilton Manse, Whitley Bay

FIRST 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 error, 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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.

Offers Over £55,000

## Description

SPACIOUS ONE BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS RETIREMENT DEVELOPMENT IN WEST MONKSEATON - NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious one bedroom first floor flat for the over 55's which is situated within the retirement development of Wilton Manse. The property is in need of some cosmetic updating whilst offering generous size accommodation, well maintained communal gardens and residents parking.

Briefly comprising: Secure communal entrance with stairs to the first floor. The private hallway offers access to all rooms and has a built in storage cupboard. The large lounge/diner is a great space with views overlooking the communal gardens, a door leads to the kitchen. The bedroom is a generous size double and bathroom consists of a bath with shower over, hand basin and W.C. Externally there are well maintained communal gardens with a lawn, seating area and mature planting. Residents parking is available.

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The property is within easy reach of Whitley Bay which is a popular seaside town offering a good range of local amenities including shops, cafés and restaurants. The property is also within walking distance of West Monkseaton Metro station as well as Monkseaton front street which has an array of local amenities.

## Secure Communal Entrance

### Private Hallway

### Lounge/Diner

18'11" x 11'11"

### Kitchen

9'9" x 7'4"

### Bedroom

12'0" x 10'11"

### Bathroom

8'3" x 4'10"

### Externally

There are well maintained communal gardens with a lawn, seating area and mature planting. Residents parking is available.

