



Dukesfield Shiremoor

An outstanding, second floor apartment located within this prestigious residential development. A superb location, close to the Metro, shops, amenities and with excellent transport links to the A1058 City Centre, A19 North and South, Cobalt Business Park and the Silverlink. Stylish and elegant throughout, offering both space and enjoying a wonderful aspect. Impressive hallway, lounge/dining area flowing beautifully through to the contemporary kitchen with integrated appliances. Two double bedrooms, the principle with fabulous en-suite shower room and wardrobes, (offer depending). Modern family bathroom, gas radiator central heating system, double glazing. No Onward chain.

£133,500

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SAYER

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Secure Entry Door to:

COMMUNAL ENTRANCE HALLWAY: Staircase to the second floor, second floor landing area, door to:



ENTRANCE HALLWAY: LVT flooring, radiator, loft access, we have been advised that the loft is mainly floored for storage, storage cupboard, intercom, door to:

LOUNGE/DINING ROOM: 13'4 x 13'3, (4.05m x 4.08), fabulous sized lounge and dining area, two large double glazed windows allowing ample light into the room, LVT flooring, radiator, through to:



KITCHEN: 7'8 x 7'1, (2.37m x 2.16m), gorgeous, stylish kitchen flowing beautifully from the lounge area, a range of fitted base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, integrated fridge, freezer, dishwasher and washer/dryer, double glazed window, LVT flooring



BEDROOM ONE: 17'5 x 9'5, (5.33m x 2.89m), maximum measurements, plus recess, attractive wardrobes, (negotiable), radiator, double glazed window, LVT flooring, door to:

EN-SUITE SHOWER ROOM: Splendid en-suite, comprising of, shower cubicle, chrome shower, tiled shower area, pedestal washbasin, low level w.c. with push button cistern, radiator, LVT flooring, double glazed window, modern tiling

BEDROOM TWO: 11'3 x 8'7, (3.44m x 2.65m), spacious double bedroom, radiator, double glazed window, radiator, modern flooring

EXTERNALLY: Private, allocated parking bay within courtyard, communal borders/gardens.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

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.

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 27 July 2012

Ground Rent: £120 per annum

Service Charge: £105 per month

COUNCIL TAX BAND: B

EPC RATING: TBC

WB2434.AI.AI.29/04/24.V.1





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.

16 Branches across the North-East

