



Park Avenue Whitley Bay

Outstanding, Victorian second floor flat, located in the heart of our vibrant Whitley Bay town centre, a short walk to the Beach, Metro and close to most local amenities. Beautifully presented throughout with an entrance lobby, stunning, split level landing area, fabulous lounge/dining room with feature bay window and multi fuel stove fire, large double bedroom, contemporary and stylish recently re-fitted kitchen with integrated appliances, luxurious re-fitted bathroom with bath and separate, walk in shower cubicle. No onward chain, electric heating, double glazing.

£150,000

ROOK
MATTHEWS
SAYER

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COMMUNAL HALLWAY: beautiful entrance vestibule, with original, Victorian tiled flooring, turned staircase to:

FIRST FLOOR COMMUNAL LANDING: door to:

ENTRANCE LOBBY: feature original turned staircase up to:

FIRST FLOOR LANDING: stunning, split level landing area with Velux window allowing excellent light onto the area, storage cupboard, loft access, large utility cupboard with plumbing for automatic washing machine, half landing area and door to:

BATHROOM: 9'2 x 9'4, (2.79m x 2.84m), luxurious bathroom suite, comprising of, bath with wall mounted hot and cold mixer taps, recessed shelving and spotlight, floating vanity sink unit with mixer taps, walk in shower with electric shower, low level w.c. with push button cistern, feature exposed beams, spotlight to ceiling, tiled floor, double glazed window, tiled shower and splash-backs, walk in storage cupboard, fitted mirror

LOUNGE/DINING ROOM: (front): 15'9 x 10'7, (4.80m x 3.22m), into recess and dormer with some restricted head room due to the natural shape of the room, beautiful lounge enjoying views out of the double-glazed dormer window, towards the coast and into the town centre, such a lovely sunny room, feature multi-fuel stove fire with tiled inset and slate hearth, night storage heater

KITCHEN: (front): 9'0 x 6'3, (2.74m x 1.91m), gorgeous, re-fitted kitchen, incorporating a range of fabulous, high gloss, base, wall and drawer units, solid oak worktops, freestanding cooker and fridge freezer, (negotiable), cooker hood, brick effect tiling, wood effect flooring, two double glazed windows

BEDROOM ONE: (rear): 14'4 x 10'6, (4.37m x 3.20m), excellent sized bedroom with measurements into double glazed dormer window, electric heater, restricted headroom

EXTERNALLY: shared front garden area



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Electric

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street parking -Permit £28 Per Annum

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.

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: 999 years from 15.02.2016

Any Other Charges: £268.35 payable annually to 60 Park Avenue Company to cover building insurance and communal areas.

Part owner of building freehold.

COUNCIL TAX BAND: A

EPC RATING: C

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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

