



Turnberry Whitley Bay

An outstanding, second floor apartment, located within this prestigious development, just a short walk from Sainsburys, Metro, Monkseaton Village and an approximate 5 minute drive from our beautiful coastline. Immaculate throughout and benefiting from, secure entry system, entrance lobby, spacious hallway, fabulous sized lounge/dining room with feature bay window and dual aspect. The breakfasting kitchen is fitted with a stylish range of units and integrated appliances, there are two double bedrooms, both with attractive fitted wardrobes, providing ample hanging and storage space. Luxurious shower room with walk in, double shower cubicle. Gas radiator central heating system and double glazing. Communal gardens and parking area.

£175,000

ROOK
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Communal, Secure Entrance Door to:

COMMUNAL HALLWAY: staircase to the second floor, door to:

ENTRANCE LOBBY: Victorian style, tiled floor, door to:



ENTRANCE HALLWAY: spacious hallway, radiator, cloaks cupboard, door to:

LOUNGE/DINING ROOM: (dual aspect): 16'3 x 11'7, (4.95m x 3.53m), with measurements into feature, double glazed bay window, additional double-glazed window, spacious, light and airy lounge and dining area, beautifully presented, radiator, cornice to ceiling



BREAKFASTING KITCHEN: 10'2 x 9'4, (3.10m x 2.84m), a fabulous, stylish fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating, high gloss worktops, large ceramic, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, plumbed for automatic washing machine, central heating boiler, wood effect flooring, radiator, coving to ceiling, double glazed window

BEDROOM ONE: (rear): 14'3 x 9'8, (4.34m x 2.95m), spacious double bedroom, with measurements including a range of fitted wardrobes, providing excellent storage, double glazed window, radiator



BEDROOM TWO: (front): 9'8 x 9'4, (2.95m x 2.84m), excluding depth of attractive fitted wardrobes, radiator, double glazed window

SHOWER ROOM: 6'4 x 6'5, (1.93m x 1.96m), luxurious, re-fitted family shower room, large, double walk-in shower cubicle, chrome shower with additional forest waterfall spray, circular, on bench sink unit with mixer taps, low level w.c with recessed flush, chrome radiator, modern tiling, panelled shower area, double glazed window, wood effect flooring

EXTERNALLY: landscaped, wrap around communal garden areas, communal parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Communal Private Parking

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 01/01/1997 Management fee includes Service Charge: £1,000 per annum payable to Town & City Darlington

COUNCIL TAX BAND: B

EPC RATING: C

WB1197.AI.DB.17.06.2024.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

