



Homeprior House, Front Street Monkseaton Village

The location couldn't be more perfect if you are looking for a retirement property in the heart of Monkseaton Village! Close to most local amenities including shops, healthcare facilities, fabulous restaurants and fish and chip shops, independent shops and of course so convenient for the Metro and Whitley Bay town Centre. Just a short drive to our wonderful coast and some gorgeous walks, close by on the Wagon Ways and Churchill Playing Fields. This established and popular retirement block is available to couples over the age of 55 years or individuals 60+. Secured entry system, operational lift, communal lounge and games room, laundry facilities, guest suite and beautiful communal gardens are there to enjoy alongside your own privacy in your private home. For additional reassurance there is a Careline Facility and a House Manager. The apartment is located on the second floor and is front facing, enjoying views along Front Street, with an entrance hallway, large cloaks cupboard, excellent sized lounge with attractive feature fireplace and modern electric fire, opening through to the stylish kitchen with integrated appliances, large double bedroom with wardrobe providing ample hanging and storage space. The bathroom benefits from a bath and electric shower, electric heating system, double glazing. Communal parking to the rear of the property, no onward chain.

£55,000

ROOK
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Homeprior House

Front Street, Monkseaton

Secure Entry System to:

COMMUNAL ENTRANCE HALLWAY: Access to communal lounge, gardens, laundry room and managers office, lift to:

SECOND FLOOR COMMUNAL HALLWAY: Door to:

ENTRANCE HALLWAY: laminate flooring, cloaks/airing cupboard with shelving, door to:

LOUNGE: (front): 15'3 x 10'5, (4.65m x 3.18m), fabulous sized lounge with double glazed windows showcasing views up and down Front Street, where you can watch the world go by, electric heater, attractive feature fireplace with modern electric fire, arch through to:

KITCHEN: 7'2 x 5'4, (2.18m x 1.52m), stylish fitted kitchen incorporating a range of modern, base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, integrated fridge and freezer, single drainer sink unit with hot and cold mixer taps, tile effect flooring

BEDROOM ONE: (front): 12'1 x 8'7, (3.68m x 2.62m), spacious double bedroom, measurements excluding depth of fitted wardrobes, double glazed window, electric heater

BATHROOM: Bathroom suite comprising of, bath, electric shower, vanity sink unit, low level w.c., fully tiled walls, extractor, wall heater

EXTERNALLY: Communal gardens, sitting areas, lounge, laundry room and parking



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains/ Electric
Sewerage: Mains
Heating: Mains/ Electric
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Communal parking/ On street



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: 125 years from 01 February 1987
Ground Rent: Payable to Estates & management LTD £218.16 per 6 monthly,
Service Charge: Payable to First Port £1,193.13 per annum to be reviewed 01/09/2024



COUNCIL TAX BAND: B

EPC RATING: C

WB2544.AI.DB.01/08/2024. V.1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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

