



Wilson Court Monkseaton

A stunning, top floor apartment, located in the heart of Monkseaton Village. Beautifully located within walking distance to Metro, shops, eateries, bars and amenities. The beach and vibrant Whitley Bay town centre is also approximately a ten-minute walk away, promoting a perfect outdoor lifestyle. The apartment is spacious, light and well-presented throughout with an impressive hallway with ample storage, open plan, contemporary lounge/dining kitchen with a stylish range of units and integrated appliances, there are two spacious bedrooms and a modern family bathroom with shower. Electric heating, loft space for storage, communal bike storage and a private, allocated parking bay. This lovely apartment is also positioned to the rear of the block avoiding the front road noise and with no-one above, you can be reassured of no noisy neighbours above! Just gorgeous!

£128,000

ROOK
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SAYER

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Secure Entry System to Entrance Door:

COMMUNAL ENTRANCE HALLWAY: secured communal bike store, door to rear parking area, turned staircase up to the second floor

ENTRANCE DOOR TO:



ENTRANCE HALLWAY: an impressive hallway with two separate storage cupboards, one housing the hot water tank, loft access with part floored storage area, cornice to ceiling, electric heater, laminate flooring, door to:

LOUNGE/DINING KITCHEN: 24'1 x 11'8, (7.59m x 3.56m), a stunning, light and airy, open plan lounge and dining kitchen, the lounge has a double-glazed window and Velux, electric heater, spotlights to ceiling. The kitchen is fitted with a stylish range of base, wall and drawer units, contrasting, roll edge worktops, integrated electric oven, hob, integrated fridge and freezer, dishwasher and washing machine, laminate flooring



BEDROOM ONE: (rear): 12'8 x 9'8, (3.86m x 2.95m), spacious double bedroom with double glazed window and Velux, electric heater

BEDROOM TWO: (rear): 12'8 x 6'2, (3.86m x 1.88m), electric heater, double glazed window and Velux

BATHROOM: 8'1 x 7'6, (2.46m x 2.29m), modern family bathroom comprising of, bath, chrome shower, pedestal washbasin, low level w.c. with push button cistern, electric radiator, cornice to ceiling, tiled floor, tiled bath and shower area



EXTERNALLY: allocated parking bay, secure, fob entry gate into the parking area

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains/ Covered within service charge
- Sewerage: Mains
- Heating: Mains/Electric
- Broadband: Fibre Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space
- Additional Bicycle Storage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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 January 2004

Ground Rent: £200 per Annum.

Service Charge: £121.00per month water rates included

COUNCIL TAX BAND: B
EPC RATING: C

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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

