



Trevelyan Close

Earsdon View, Shiremoor

A stunning top floor apartment, beautifully located within a cul-de-sac position on this popular modern development. Just a short walk from the Metro, shops, schools and amenities and with excellent transport links to the City Centre, A19 North and South, Cobalt Business Park and the Silverlink! This gorgeous top floor apartment is a larger style and boasts a spacious hallway with storage, fabulous sized lounge with two Juliette balconies. The lounge opens into a large, contemporary and stylish kitchen with integrated appliances. There are two double bedrooms, the principle having been designed with gorgeous high gloss fitted wardrobes and over-bed storage, wonderful en-suite shower room and a modern family bathroom. Secure entry system, communal hallway and gardens, allocated private parking bay and ample visitor parking.

£135,000

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Secure Entry System to:

COMMUNAL HALLWAY: stairs up to the second floor, door to:

ENTRANCE HALLWAY: storage cupboard, radiator, door to:

LOUNGE: (front): 14'4 x 11'5, (4.39m x 3.45m), a beautiful front facing lounge with two sets of double-glazed French doors with Juliette balconies, two radiators, open through to:

KITCHEN: 10'9 x 10'5, (3.28m x 3.8m), stunning, contemporary fitted kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, electric hob, cooker hood, integrated dishwasher, fridge/freezer, washer dryer, combination boiler, tile effect flooring, double glazed window, spotlights to ceiling

BEDROOM ONE: (rear): 11'0 x 8'8, (3.35m x 2.64m), excluding door recess, double glazed window, radiator, a beautiful range of fitted, high gloss wardrobes and over-bed storage, door to:

EN-SUITE SHOWER ROOM: contemporary en-suite, comprising of, shower cubicle with full body jets, pedestal washbasin with mixer taps, low level w.c. with push button cistern, modern flooring, tiled shower area, extractor

BEDROOM TWO: (rear): 13'2 x 9'5, (4.01m x 2.87m), spacious double bedroom with double glazed window, radiator, loft access with pull down ladders, we understand that the loft is mostly floored for storage purposes, free standing wardrobes and wall cupboard

BATHROOM: 7'2 x 5'9, (2.18m x 1.75m), stylish family bathroom, showcasing, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, tiled splashbacks, modern flooring

EXTERNALLY: communal garden and parking area, allocated, private parking bay



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Yes, communal areas

ACCESSIBILITY

This property has no accessibility adaptations:

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 01/01/2016 Remaining years 117

Ground Rent: £181.79 per annum payable to Kingston Properties

Service Charge: £82.25 per month payable to Kingston Properties

COUNCIL TAX BAND: B

EPC RATING: C

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

