



Fenwick Close| Backworth | NE27 0RL

£120,000

A beautifully presented first floor apartment within this highly sought after, modern development. Stylish, light and airy and showcasing fabulous room sizes. This gorgeous apartment is just a short walk from the Metro, local amenities and with superb transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink, making it perfect for anyone needing to travel. This stylish block boasts a secure entry system, generous lounge/dining room, two spacious bedrooms, the principle with fitted storage and modern en-suite shower room, contemporary and stylish kitchen with appliances, fabulous bathroom with shower. Allocated parking bay. Gas radiator central heating system, double glazing. The property is also available with no onward chain.

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Luxurious First Floor

Fabulous Sized Lounge/Dining

A Short Walk to the Metro

Stylish Kitchen with Integrated

Excellent Transport Links

Two Double Bedrooms

Impressive Hallway

Gorgeous Bathroom with

For any more information regarding the property please contact us today

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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Secure Entry System to:

COMMUNAL HALLWAY: Stairs up to first floor landing, entrance door to:

ENTRANCE HALLWAY: An impressive and spacious hallway, laminate flooring, radiator, intercom, door to:

LOUNGE/DINING ROOM: (front): 19'4 x 12'0, (5.89m x 3.66m), a gorgeous, light and airy living and dining area, tastefully presented with measurements into feature double glazed bay window, cornice to ceiling, radiator, through to:

KITCHEN: (rear): 12'5 x 7'3, (3.78m x 2.21m), gorgeous, stylish fitted kitchen with a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, contemporary flooring, triple glazed window, storage cupboard housing combination boiler, tiled splashbacks

BEDROOM ONE: (rear): 11'9 x 11'3, (3.58m x 3.43m), triple glazed window, two double storage cupboards, radiator

BEDROOM TWO: (front): 8'4 x 8'5, (2.54m x 2.57m), radiator, double glazed window

EXTERNALLY: Communal areas, allocated parking bay

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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.

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 01.07.2004

Ground Rent: £100 Per annum Payable to Home Ground Management LTD

Service Charge: £119.91 per month for 10 months next review December 2025

Payable to Residential management group

COUNCIL TAX BAND: B

EPC RATING: B

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"DoubleClick Insert Picture"
FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.