



## Brabourne Gardens | North Shields | NE29 9JB

**£145,000**

A beautifully stylish and spacious ground floor apartment, located on the highly sought after Preston Grange estate. Close to Morrisons, Miller and Carter, local schools, bus routes and major transport links, the location is so convenient for many types of families and prospective buyers. It is also approximately a five minute drive from both Whitley Bay and Tynemouth centre and beaches. We love the appeal of this development, with a real light and airy feel, the block also benefits from a lift, secure entry system and spacious communal areas. This gorgeous apartment showcases an impressive hallway, superb sized lounge/dining room with measurements of 18'4 x 14'3, the breakfasting kitchen is stylish and modern, with integrated appliances. There are two double bedrooms, the principle bedroom enjoying a luxurious, re-fitted en-suite shower room, family bathroom, gas radiator central heating system, double glazing, communal garden areas and allocated parking bay. The property also benefits from no onward chain.

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**Contemporary & Stylish Apartment**

**Beautifully Presented Throughout**

**Ground Floor, Lift within Block**

**Close to Shops, Miller & Carter**

**Superb Location on Sought After Estate**

**No Onward Chain**

**Fabulous Lounge/Dining Room**

**Two Double Bedrooms**

**For any more information regarding the property please contact us today**

**T: 0191 2463666**

**[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)**

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Secure Entry System and Communal Entrance Door to:

**ENTRANCE HALLWAY:** Light and airy communal area with both stairs and lift up to the first floor, door to:

**ENTRANCE HALLWAY:** An impressive entrance hallway with radiator, laminate flooring, double glazed window and large double storage cupboard providing excellent cloaks space, door to:

**LOUNGE/DINING ROOM:** (front): 18'4 x 14'3, (5.59m x 4.34m), (maximum measurements), beautifully presented lounge and dining area with two double glazed windows allowing maximum light into the room, laminate flooring, radiator

**BREAKFASTING KITCHEN:** (rear): 10'4 x 9'1, (3.15m x 2.77m), gorgeous cream fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine, radiator, double glazed window, tiled splashbacks, central heating boiler, double glazed window, radiator, contemporary flooring

**BEDROOM ONE:** (front): 16'7 x 10'2, (5.05m x 3.10m), a fantastic size principle bedroom, double glazed window, radiator, door to:

**BEDROOM TWO:** (front): 16'6 x 8'3, (5.03m x 2.52m), including recess, radiator, double glazed window

**BATHROOM:** Family bathroom, comprising of, bath, pedestal washbasin, low level w.c., tiled floor, tiled splashbacks, radiator, extractor fan

**EXTERNALLY:** Communal garden areas, allocated private parking bay

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Bay

**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 150 Years from 01/06/2002. Management Fee: £140 per month. Ground Rent: £90 every 6 months

**COUNCIL TAX BAND: B**

**EPC RATING: C**

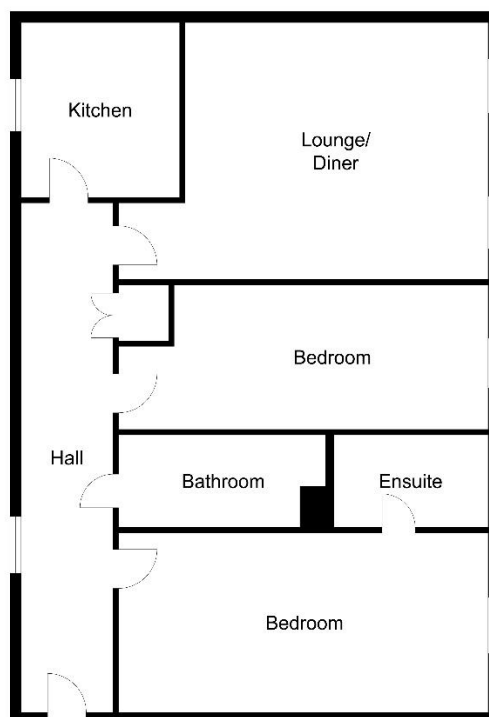
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Ground Floor

## 1 Brabourne Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. No services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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 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.

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