



Blucher Road | Royal Quays | NE29 6XJ

Guide Price £95,000

For sale by online Auction 30th October
Option Two www.agentspropertyauction.com

Close to the beautiful North Shields Marina, Royal Quays shopping outlet and with excellent links to the town centre, A19 North and South and A1058 City Centre we can't wait for you to see this gorgeous, ground floor apartment in this popular modern apartment block. Located within a cul-de-sac and boasting secure entry system, communal gardens and an allocated parking bay. The apartment has a hallway, open lounge through dining room with ample natural light, stylish fitted kitchen with integrated appliances. Two double bedrooms, contemporary shower room. Gas radiator central heating system, double glazing. Blucher Road also benefits from no onward chain.

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Stylish Ground Floor

Walking Distance to the

Excellent Transport Links

Secure Entry System

Allocated Parking Bay

Lounge through Dining Room

Stylish Kitchen and Shower

Two Double Bedrooms, No

For any more information regarding the property please contact us today

Secure Entrance to:

COMMUNAL HALLWAY: secure, communal entrance hallway with stairs up to upper floors, door out to the communal garden areas, door to private apartment

ENTRANCE HALLWAY: radiator, storage cupboard, door to:

LOUNGE/DINING ROOM: (front): 19'4 x 14'0, (5.89m x 4.27m), L shaped measurements, three double glazed windows, two radiators, open through to:

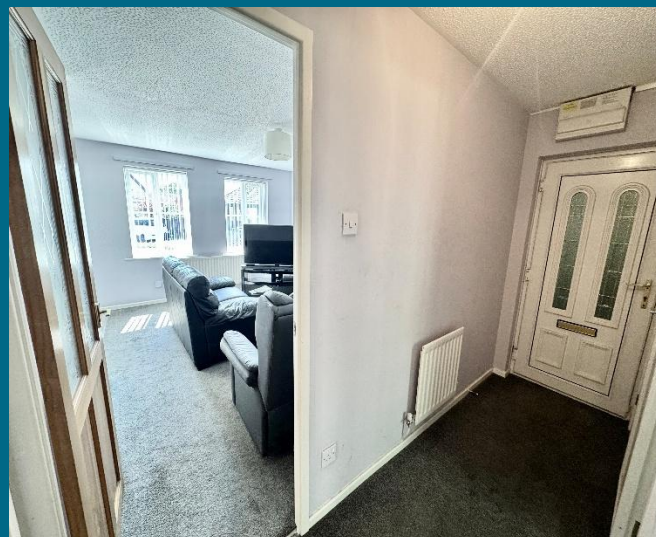
KITCHEN: 8'7 x 6'0, (2.62m x 1.83m), stylish and contemporary kitchen, with a range of modern base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and cooker hood, freestanding washing machine and fridge freezer, (negotiable), tiled splashbacks, wood effect laminate flooring, single drainer sink unit with mixer taps.

BEDROOM ONE: (rear): 12'7 x 8'7, (3.84m x 2.59m), large double bedroom with two double glazed windows, radiator

BEDROOM TWO: (rear): 11'7 x 7'2, (3.53m x 2.18m), radiator, double glazed window

SHOWER ROOM: contemporary, shower room with shower cubicle, shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully panelled walls, radiator, storage cupboard with shelving, tile effect flooring, extractor fan.

EXTERNALLY: delightful communal garden areas, allocated parking bay



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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: 125 years from 01/05/1994 Remaining years 95

Service Charge Includes Ground Rent: £148.18per month

Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: A

EPC RATING: TBC

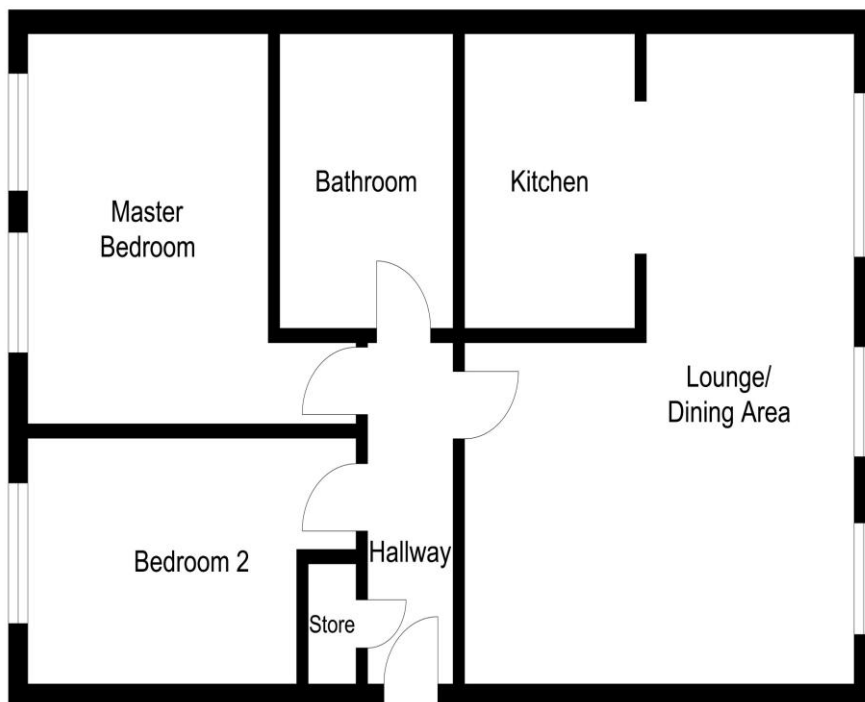
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The 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	78 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



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.