



Village Court | Whitley Bay | NE26 3QA

£125,000



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Upper Flat

Sought After Village Court

Gorgeous Aspect to the Front

**Spacious Lounge with Feature
Fireplace**

**Contemporary Re-Fitted
Kitchen with Appliances**

No Onward Chain

Generous Shower Room

**Large Double Bedroom with
Fitted Wardrobe**

ROOK
MATTHEWS
SAYER

ENTRANCE DOOR TO:

ENTRANCE LOBBY: Turned staircase, currently with stair lift, to:

LANDING AREA: Spacious landing with large storage cupboard, door to:

LOUNGE: 13'2 x 11'0, (4.01m x 3.35m), a spacious, light and airy lounge with pleasant aspect to the front, feature fireplace, radiator, double glazed window, sliding double doors opening through to:

KITCHEN: (rear): 9'0 x 6'0, (2.74m x 1.83m), a contemporary and stylish, re-fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and hood, integrated fridge, freezer, washing machine, single drainer sink unit with mixer taps, Herringbone style flooring, double glazed window, combination boiler

BEDROOM ONE: (rear): 10'9 x 9'2, (3.28m x 2.79m), excluding depth of sliding mirrored wardrobes, radiator, double glazed window

SHOWER ROOM: 9'6 x 7'0, (2.90m x 2.13m), excellent sized shower room with shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tiled shower area and splashbacks, double glazed window, radiator

EXTERNALLY: Beautiful landscaped communal garden areas and parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: No

Mobile Signal Coverage Blackspot: No

Parking: Communal

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: 999 years from 1/1/2013

Service Charge: £82.48 per month including ground rent

COUNCIL TAX BAND: B

EPC RATING: C

WB2366.AI.AI.14.07.2025

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.



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