

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

Large Double Bedroom with Fitted Wardrobe



ENTRANCE DOOR TO:

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

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

LOUNGE: $13'2 \times 11'0$, $(4.01 \text{m} \times 3.35 \text{m})$, 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: $9'6 \times 7'0$, $(2.90m \times 2.13m)$, 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

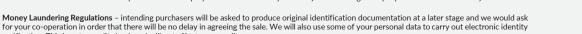
It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 1/1/2013

Service Charge: £82.48 per month including ground rent

COUNCIL TAX BAND: B EPC RATING: C

WB2366.AI.AI.14.07.2025

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