



King Edwards Court | Front Street, Tynemouth | NE30 4DZ

£260,000

Enjoying stunning sea views and of Tynemouth Priory and the Pier, this beautifully positioned apartment is located in the heart of the award winning, Tynemouth Village. People watch all day with views up and down Front Street or enjoy fabulous walks on the beach finishing with a meal or coffee in your favourite restaurant or bar. This second floor apartment has been upgraded throughout showcasing ample natural light and tasteful styling throughout! Secure entry system, superb sized hallway with storage, lounge/dining room with views, stunning re-fitted breakfasting kitchen with integrated appliances. Two double bedrooms with the principal bedroom boasting freestanding mirrored wardrobes, (negotiable) and a luxurious, en-suite shower room. Gorgeous family bathroom which has been fully tiled, gas radiator central heating system and double glazed, timber framed sash windows to the front. Allocated parking bay, additional permit parking, no onward chain.

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Secure Entry System and Communal Door to:

COMMUNAL HALLWAY: Stairs up to the second-floor communal landing, door to:

ENTRANCE HALLWAY: an impressive hallway with large cloaks cupboard, loft access with pull down ladders to the loft area which we understand is fully floored for storage purposes, radiator, cornice to ceiling, door to:

LOUNGE/DINING ROOM: (front): 17'9 x 11'2, (5.41m x 3.40m), with stunning sea views and of Tynemouth Priory and along Front Street, in the heart of the village. Two double glazed sash windows, two radiators, laminate flooring, cornice to ceiling, door to:

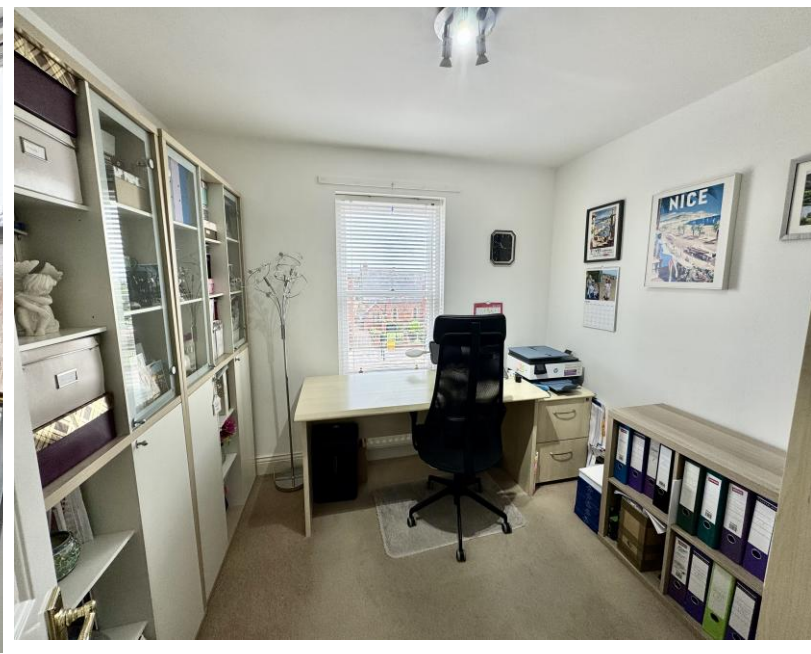
BREAKFASTING KITCHEN: (front): 12'0 x 7'6, (3.66m x 2.29m), a stunning, re-fitted kitchen incorporating a range of high gloss base, wall and drawer units, contrasting worktops, integrated double oven, hob, microwave, cooker hood, dishwasher, fridge, freezer and washer dryer, sink unit with mixer taps, double glazed sash window with views, under-unit lighting, tile effect flooring, combination boiler



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BEDROOM ONE: (front); 11'9 x 11'2, (3.58m x 3.40m), two double glazed sash windows with gorgeous views, radiator, freestanding, stylish wardrobes, (negotiable), door to:

EN-SUITE SHOWER ROOM: luxurious re-fitted en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, panelling and spotlights to ceiling, extractor fan, double glazed window, radiator

BEDROOM TWO; (front): 9'7 x 8'6, (2.92m x 2.59m), double glazed sash window with views, radiator

FAMILY BATHROOM: 8'6 x 5'5, (2.59m x 1.65m), stunning, contemporary bathroom, showcasing, bath with mixer taps and shower spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome vertical radiator, airing cupboard with shelving, panelled ceiling and spotlights, double glazed sash window, extractor fan

EXTERNALLY: private allocated parking bay, permit parking, additional permits at a cost of £25 per year

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking to the rear and Permit

Parking. Additional permits available at a charge of £25 per annum

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: In the Process of Being Extended to 186 years

Ground Rent: £30 per year: Service Charge: £2964.96 per annum

COUNCIL TAX BAND: D

EPC RATING: C

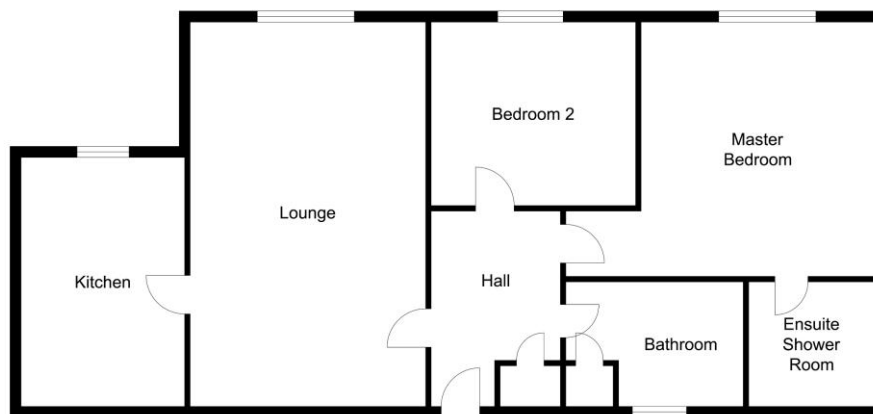
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 | 76 C | 76 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.

