



Wilson Court | Monkseaton | NE25 8TR

£109,500

 **2**  **1**  **1**

Set in the heart of the vibrant Monkseaton Village, this apartment enjoys a fantastic location with an abundance of amenities right on your doorstep. This area is well known for its wide selection of independent shops, local schools, popular bars and restaurants and excellent transport links including Monkseaton Metro Station. The award winning, Whitley Bay Town Centre is also just a short walk away offering stunning coastline walks and a further range of shops and leisure amenities, what is not to love about this location! The block benefits from a secure entry system along with ample communal storage. The apartment is set on the second floor, entrance hallway, spacious and light-filled open plan lounge/ kitchen and diner area with Velux windows. There are two bedrooms, with the principal bedroom being a generous double, family bathroom and two storage cupboards. Externally the property has an additional benefit of having its own allocated parking bay. Chain Free !!

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SECURE ENTRY SYSTEM TO:

COMMUNAL ENTRANCE HALLWAY: secured communal area, turned staircase to second floor:

ENTRANCE HALLWAY: an impressive hallway with two separate storage cupboards, one housing the hot water tank, electric heater

LOUNGE/DINING KITCHEN: 19'2 x 20'8 (5.7m x 6.1m), superb sized lounge/dining kitchen with two Velux windows and two electric heaters. The kitchen is fitted with a stylish range of base, wall and drawer units, contrasting, roll edge worktops, single drainer sink unit with mixer taps, integrated appliances (not tested), laminate flooring

BEDROOM ONE: 13'5 x 9'8 (3.9m x 2.7m), fabulous sized double bedroom, Velux window, electric heater

BEDROOM TWO: 7'8 x 7'7 (2.1m x 2.1m), Velux window and electric heater

FAMILY BATHROOM: family bathroom with bath with mixer taps and shower, pedestal washbasin, low level w.c with push button cistern, tiled flooring, partially tiled walls, electric ladder radiator

EXTERNALLY: allocated parking bay, secure, fob entry gate into the parking area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Not known

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.

AGENTS NOTE

Please note that services and appliances have not and will not be tested.

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 01.01.2004 (103 years remaining)

Ground Rent: £200 per annum

Service Charge: £1,703.16 per annum

COUNCIL TAX BAND: B

EPC RATING: D

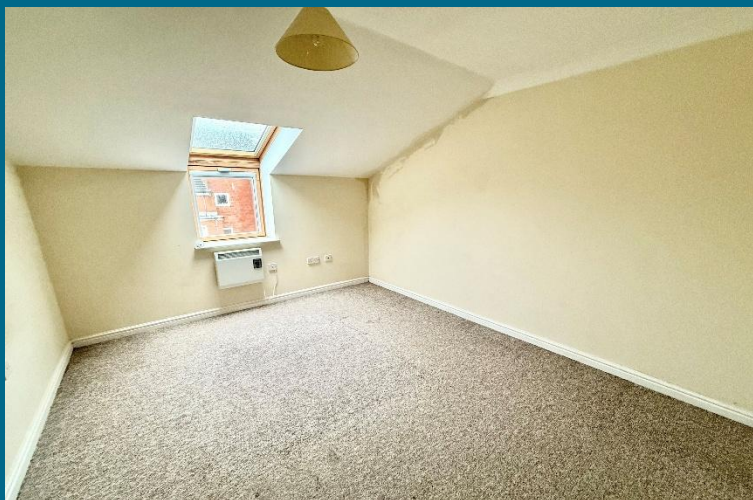
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Awaiting Floorplan

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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