



Edwards Road | Whitley Bay | NE26 2BH

£139,000

An outstanding, second floor apartment, just a short walk from our gorgeous beach, Metro, vibrant town centre and all things fabulous! Beautifully presented throughout with a secure entry system, impressive hallway, open plan lounge/dining kitchen with a stylish and contemporary kitchen, integrated appliances and breakfast bar. The lounge and kitchen both benefit from windows allowing maximum light into this gorgeous room. There are two double bedrooms, the principal bedroom with fitted storage and bedroom two with some distant sea views. The bathroom is beautifully presented with a modern suite, showcasing a bath and shower, modern electric heating, allocated parking bay. The apartment also benefits from no onward chain.

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Secure Entry System and Door to:

COMMUNAL ENTRANCE HALLWAY: spacious communal hallway with stairs up to the first floor

ENTANCE DOOR TO:

ENTRANCE HALLWAY: impressive hallway with radiator, loft access, storage cupboard housing hot water boiler, door to:

LOUNGE/DINING KITCHEN: (front and side): 20'5 x 9'5, (6.22m x 2.87m), beautifully presented, open plan lounge and dining kitchen, with measurements into feature double glazed bow window, additional side double glazed window allowing maximum light into this gorgeous room. The kitchen is fitted with a stylish range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, fridge/freezer, automatic washing machine, modern tiling, breakfast bar, two electric radiators, laminate flooring



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BEDROOM ONE: (front): 14'5 x 9'1, (4.39m x 2.77m), spacious double bedroom, double glazed window, laminate flooring, radiator

BEDROOM TWO: (rear): 10'7 x 10'1, (3.22m x 3.07m), maximum measurements, double glazed window with some distant sea views, electric radiator

BATHROOM: contemporary re-fitted bathroom, showcasing, bath, electric shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, modern panelling and flooring, double glazed window

EXTERNALLY: allocated parking bay, communal areas

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Electric

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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: 999 years from 01 January 2003 years remaining 977

Service Charge: £100 per month

COUNCIL TAX BAND: B

EPC RATING: C

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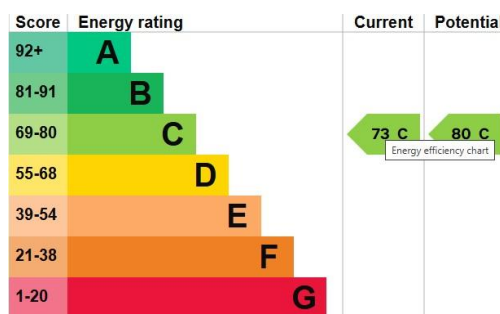
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



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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.