



Rosedale | Wallsend | NE28 9TX

£46,000

A first-floor studio apartment with a separate kitchen, dressing area, shower room and allocated parking space to the rear. The accommodation is accessed via a communal hallway with front and rear entrance doors. Inside, the main living room/bedroom has a large window which floods the room with natural light, a fold-down bed which fits neatly into storage completes the room. There is a separate fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, integrated electric hob and oven, together with under counter fridge freezer and washer/dryer. Off the main room is a separate dressing area with storage, dressing surface and wall-mounted mirror, as well as an additional storage cupboard. The shower room is fitted with a shower enclosure, pedestal wash basin and WC. Externally, there are communal lawned areas surrounding the building and a communal car park to the rear, where the property benefits from an allocated parking space. Within easy reach of transport links and a bus stop just two minutes away. This property really offers an attractive investment opportunity and is well suited for the rental market.

RMS | Rook
Matthews
Sayer



1



1



1

First Floor Studio Flat

No Onward Chain

Excellent Investment Opportunity

Dedicated Dressing Area

Allocated Parking Space Within the
Rear Communal Car Park

Separate Fitted Kitchen

COMMUNAL ENTRANCE: Accessed via a communal hallway serving the apartments, with both front and rear entrance doors and staircase access to the first floor.

LIVING ROOM / BEDROOM: 8'7" x 14'1" (2.61m x 4.29m) A well-proportioned main studio room combining living and sleeping space, with a large, double-glazed window, electric wall-mounted heater and decorative coving to the ceiling. A particularly useful feature is the concealed fold-down bed, which can be stored vertically behind timber louvred doors when not required, allowing the room to function as a much more open living space during the day. Further fitted shelving/storage sits alongside.

KITCHEN: 8'7" x 14'1" (2.61m x 4.29m) Separate kitchen fitted with a range of cream wall and base units with wood-effect work surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, electric hob, cooker hood, electric oven, under-counter fridge/freezer and washer/dryer, double glazed window.

DRESSING AREA: A useful dedicated dressing area providing a long dressing surface with timber storage beneath and a separate storage cupboard.

SHOWER ROOM: 6'5" x 3'11" (1.95m x 1.20m) Glazed shower enclosure with electric shower, pedestal wash basin, W.C, wall panelling, frosted double glazed window.

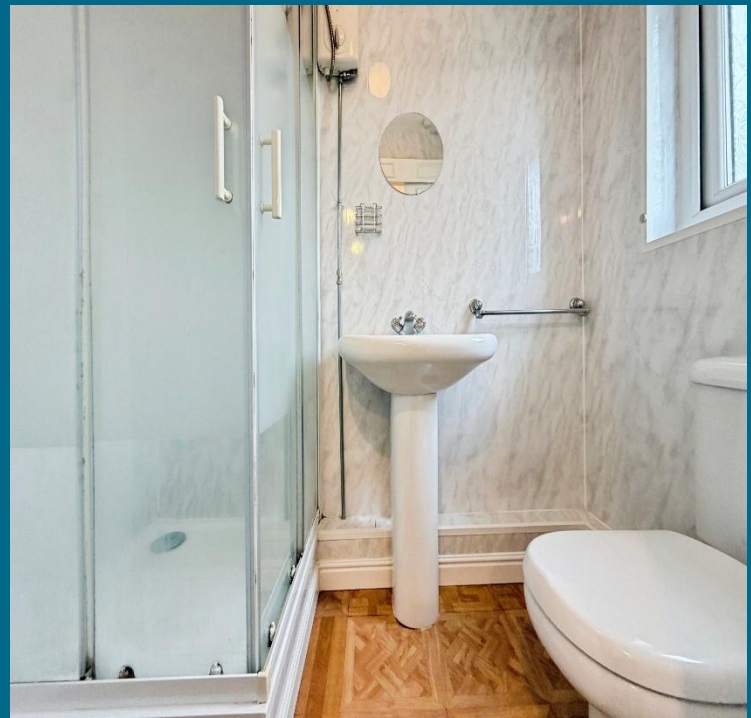
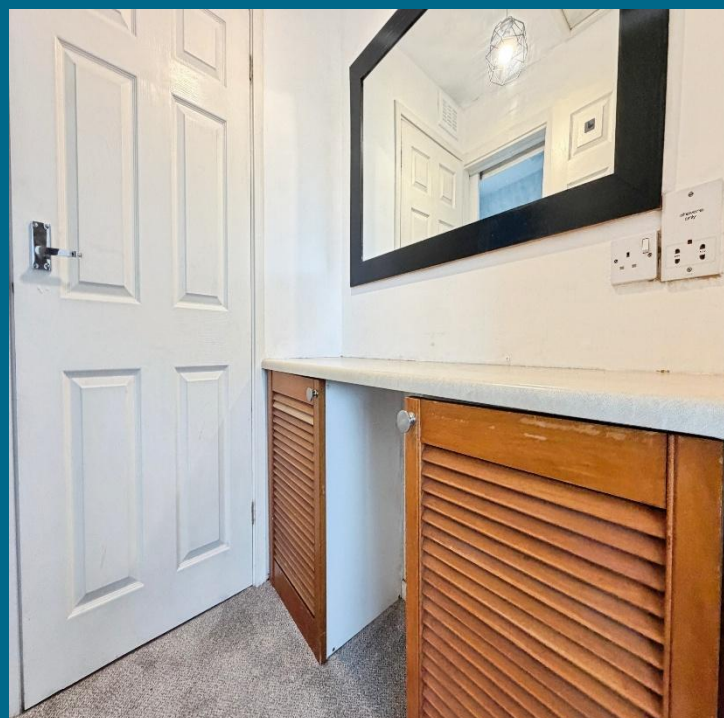
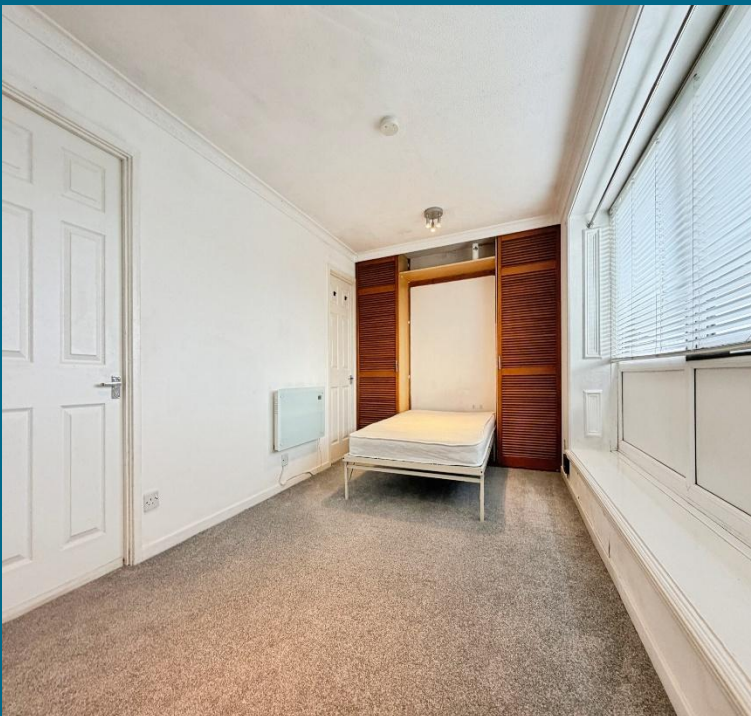
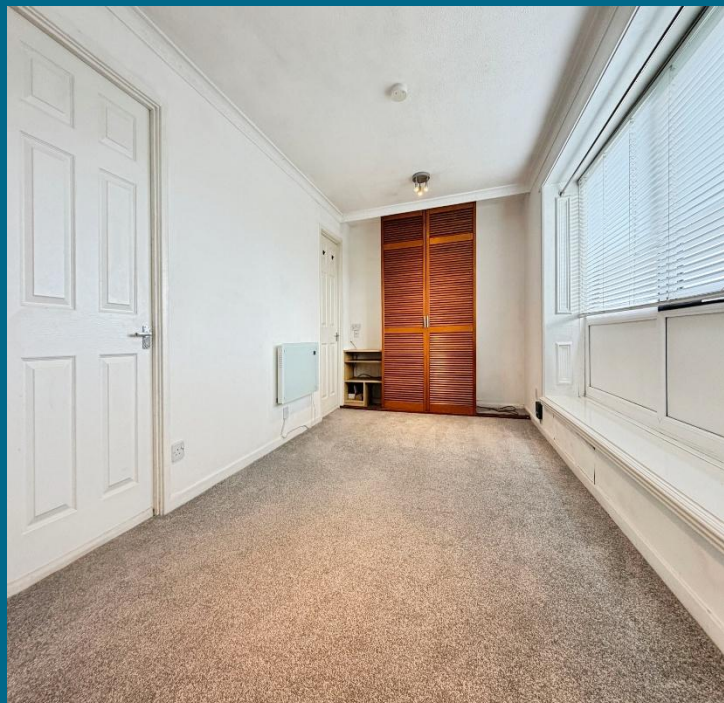
EXTERNAL / PARKING: The property forms part of an established low-rise residential development, approached across an open communal lawn with a paved pathway leading to the shared entrance. To the rear is a communal car park where the apartment benefits from an allocated parking space. The communal hallway can also be accessed from the rear, providing a convenient connection between the parking area and the apartment.



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



For any more information regarding the property please contact us today



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking in Rear Communal Car Park

MINING

The Northeast 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, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser, Leasehold 125 years from 25.12.2016 years remaining 114,
Service Charge including Ground Rent £131 per month payable to Hadrian Property Management

COUNCIL TAX BAND: A

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer