



Wilson Court | Monkseaton | NE25 8TR

£100,000



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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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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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