

Ascot Court, West Boldon, East Boldon £189,950











Occupying a beautiful position with views over adjoining farmland, this stunning first floor two bedroom, two bathroom and two reception room apartment sits within this prestigious modern development on the edge of West Boldon and is perfectly placed for access to the regional road network with the A19 dual carriage way and A1M close to hand.
Internal inspection of this beautiful luxury apartment is strongly recommended and accommodation comprises: communal entrance with stairs to upper floors, reception hall with storage cupboards, impressive lounge, open plan dining room and fitted kitchen, two bedrooms (main bedroom with en-suite shower room), bathroom, double glazing, high tech electric heating, whilst externally there are allocated parking accompanied by attractive landscaped gardens.
Available with no upward chain, this stunning property is sure to impress all who view.

MAIN ROOMS AND DIMENSIONS

All On One Floor
Access via communal entrance door with stairs to first floor and door to accommodation.

Reception Hall




Electric heater and 2x storage cupboards.

Lounge 11'5" x 17'7"






Double glazed windows and door to Juliet Balcony. Electric heater and door to kitchen/diner.

Kitchen/Diner 8'8" x 15'1" plus 7'5" x 7'8"







Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob with cooker hood over, fridge freezer and dishwasher. 2x double glazed windows and an electric heater.

Bedroom 1 11'4" x 12'11"




Double glazed door to Juliet Balcony, electric heater and door to en suite.

En Suite Shower Room



Low level WC, washbasin and shower cubicle.

Bedroom 2 8'4" x 11'6"



Double glazed window and electric heater.

Bathroom




Low level WC, washbasin and bath with shower over.

Outside





Externally there are allocated parking accompanied by attractive landscaped gardens.

Council Tax Band
The Council Tax Band is Band D.

MAIN ROOMS AND DIMENSIONS

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 101 years remaining on the lease.

The Ground rent and Service charge is £1,814.25 per annum, however this year there will be an increase to £2,717.00 due to a one-off extra charge for external building work and will revert back closer to the £1,814.25 per annum thereafter.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

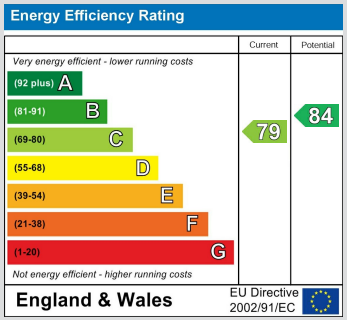
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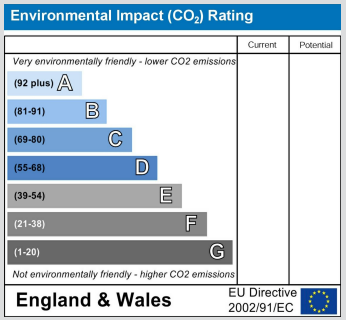
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









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Approximate total area(1)

76.8 m²

828 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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