



Wilson Court | Bromley Avenue | NE25 8TR

£110,000



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A well-presented two-bedroom first floor apartment situated within the popular Wilson Court development in West Monkseaton. Offered for sale with no onward chain, the property provides spacious accommodation including an open-plan kitchen and living area with balcony, two bedrooms, bathroom and allocated parking. The apartment is accessed via a communal entrance with entry phone system and stairs to the first floor. Internally, the property offers a generous open-plan kitchen and lounge area. The kitchen is fitted with a range of wall and base units with integrated appliances and ample dining space. There are two bedrooms, including a well-proportioned principal bedroom and a second bedroom suitable for guests, home working or dressing room use. The bathroom is fitted with a modern suite including bath with shower over. The property benefits from electric heating, double glazing and an allocated parking space. Ideally located within close proximity to West Monkseaton Metro Station, local shops and amenities.

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ENTRANCE HALLWAY: Providing access to all rooms and storage cupboard. Entrance door, storage cupboard, electric heater, intercom entry system, carpet flooring.

KITCHEN / LIVING / DINING ROOM 22'9" x 13'2" (6.93m x 4.01m): A spacious open-plan reception area incorporating lounge, dining and kitchen space. Double glazed French doors to Juliet balcony, double glazed window, fitted wall and base units, work surfaces, stainless steel sink with mixer tap, integrated electric oven and hob with extractor over, space for appliances, splashback tiling, electric heater, TV point.

BEDROOM ONE 11'4" x 9'1" (3.45m x 2.77m): A well-proportioned double bedroom. Double glazed window, electric heater, carpet flooring.

BEDROOM TWO 6'9" x 11'4" (2.06m x 3.45m): A versatile second bedroom suitable as a guest room or study. Double glazed window, electric heater, carpet flooring.

BATHROOM 6'10" x 6'8" (2.08m x 2.03m): Panelled bath with mains shower over and glass screen, wash hand basin, low level WC, wall tiling, heated towel rail, tiled flooring.

EXTERNALLY: Allocated parking space, communal grounds, visitor parking (if applicable).

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: "Cable

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

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 2005

Years Remaining: 100

Ground Rent: £200 per annum

Service Charge: £120 per month

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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For any more information regarding the property please contact us today

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.

