

Hadrians Tower, Rutherford Street, Newcastle upon Tyne NE4 5BT

Asking Price: £190,000

RMS | Rook Matthews Sayer

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City Centre Apartment

One Bedroom

Resident's Lounge

Bike Storage & Courtyard

For any more information regarding the property please contact us today

Room Descriptions

Communal Entrance
Lift to subject flat.

Subject Flat

Open Plan Lounge/Kitchen 29' 10" x 13' 8" (9.09m x 4.16m)

Lounge Area
Double glazed window to the rear. Storage cupboard. Electric heater.

Kitchen Area
Integrated appliances including microwave, dishwasher, electric oven and washing machine. Electric hob.

Bedroom 12' 2" x 12' 5" (3.71m x 3.78m)
Double glazed window to the rear. Fitted wardrobe. Electric heater.

Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)
Panelled bath with shower over. Wash hand basin. Low level WC. Heated towel rail.

External
Bike storage. Courtyard.

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

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Modern apartment available for sale, located on the twelfth floor of Hadrian Tower, situated in Newcastle city centre. The property has impressive views over the town centre.

The accommodation briefly comprises of communal entrance with lift to the subject flat, open plan lounge/kitchen, bedroom and bathroom. Externally there is a bin store, bike storage and courtyard. There is also a resident's lounge, and concierge.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access the local road network.

Early viewing is recommended.

Council Tax Band: D
EPC Rating: B

AGENTS NOTE
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: Electric
Broadband: ADSL
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
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: 250 years from and including 1 January 2019
Ground Rent: £205.42pa
Service Charge: £3,085.61pa

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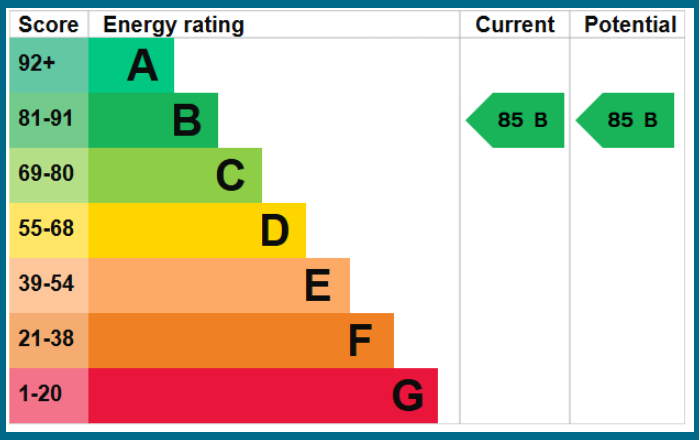






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Floor Plan – To Follow

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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.

The Property Ombudsman

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