



Wilson Court, Bromley Avenue NE25 8TR

£140,000



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Ideally positioned within easy reach of local shops, cafés and excellent transport links including the Metro, this beautifully presented top floor two bedroom apartment offers thoughtfully designed living space, finished to an excellent standard throughout. The location provides the perfect balance of convenience and lifestyle, with everyday amenities just moments away. The heart of the apartment is the impressive open-plan kitchen/lounge/diner, a superb space designed with modern living in mind. The lounge area is centred around a sleek built-in media wall incorporating a contemporary electric fire and recessed display shelving, creating a stylish focal point and a cosy setting for relaxing evenings. The layout flows seamlessly into the dining area and kitchen, making it equally suited to entertaining guests or enjoying quiet nights at home. The kitchen features striking dark cabinetry complemented by modern work surfaces and integrated appliances, along with a breakfast bar seating area for informal dining. Well-considered lighting and ceiling detailing elevate the overall feel, while the décor throughout enhances the sense of space and light. The principal bedroom is well-proportioned and tastefully finished, offering a calm and comfortable retreat with ample room for furnishings. The second bedroom is versatile and adaptable, ideal as a guest bedroom, nursery or home office depending on requirements. The bathroom is fitted with a contemporary suite comprising bath with shower over, wash basin and WC, presented in a clean, modern style. Externally, the property benefits from resident parking with an allocated parking space. Offering stylish, ready-to-move-into accommodation in a highly convenient location, this apartment will appeal to a wide range of buyers.

COMMUNAL HALLWAY with mailboxes, secure entry-phone system and staircase to upper floors.

HALLWAY: part-panelled walls, electric radiator, cloaks cupboard, airing cupboard (with immersion heater), loft hatch with access to loft space.

BATHROOM: Panelled bath with shower over & screen, pedestal washbasin, low level WC, shaver point, vertical towel radiator, extractor fan, double glazed skylight.

BEDROOM ONE 9' 8" x 11' 4" (2.95m x 3.45m): Double glazed Velux window, electric radiator.

BEDROOM TWO 11' 4" x 6' 7" (3.45m x 2.01m): Double glazed Velux window, electric radiator.

LIVING ROOM/KITCHEN 11' 2" x 22' 4" (3.40m x 6.81m) max. measurement:

LOUNGE AREA: Feature media wall with electric fire, electric radiator, double glazed Velux window, electrically operated skylight.

KITCHEN AREA: black fitted base, wall and drawer units, electric hob, cooker hood, electric oven, basin with mixer tap, integrated washer/dryer, integrated dishwasher, integrated fridge freezer.

EXTERNALLY: Secure Car Park with undercover designated car parking bay.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Electric

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated 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.

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, Ground Rent £200 per annum, Service charge £126.41 per month

COUNCIL TAX BAND: B

EPC RATING: D

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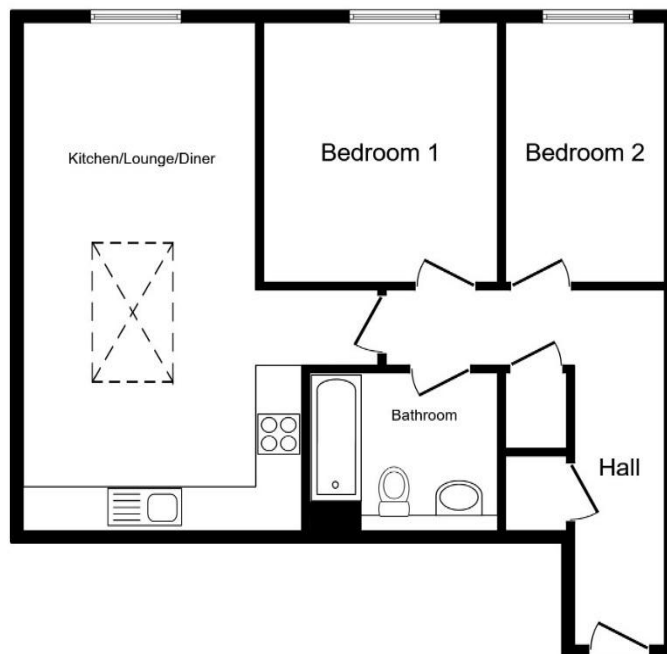
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

For any more information regarding the property please contact us today



Floor Plan

Floor area 59.8 sq.m. (644 sq.ft.)

Total floor area: 59.8 sq.m. (644 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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